

# Unit 2512 - Nu River Landing

2512 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11535256
Status:	Active Under Contract
Size:	1,246 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$549,000
List PPSF:	\$441
Valuated Price:	\$574,000
Valuated PPSF:	\$461

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	409
Number of active listings for rent:	22
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

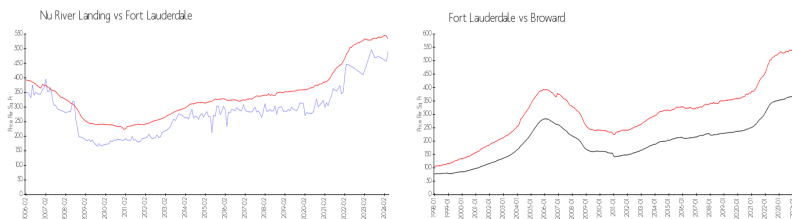
## Building Association Information

Nu River Landing Condominium  
(954) 640-1199

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2402	1,246 sq ft	May 2024	\$635,000	\$510
1415	803 sq ft	Apr 2024	\$400,000	\$498
1806	1,017 sq ft	Apr 2024	\$480,000	\$472
922	1,246 sq ft	Mar 2024	\$625,000	\$502
1007	1,233 sq ft	Feb 2024	\$510,000	\$414
1709	1,246 sq ft	Feb 2024	\$527,500	\$423

## Market Information

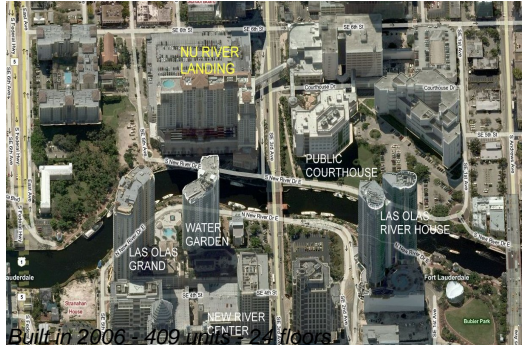


Nu River Landing:	\$489/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Nu River Landing	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Nu River Landing  
Fort Lauderdale  
Broward

59 days  
76 days  
67 days