

# Unit 1608 - Nu River Landing

1608 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11536986  
 Status: Active  
 Size: 1,246 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Parking Garage  
 View: Ocean View  
 Rental Price: \$3,450  
 List PPSF: \$3  
 Valued Price: \$497,000  
 Valued PPSF: \$399

*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.*

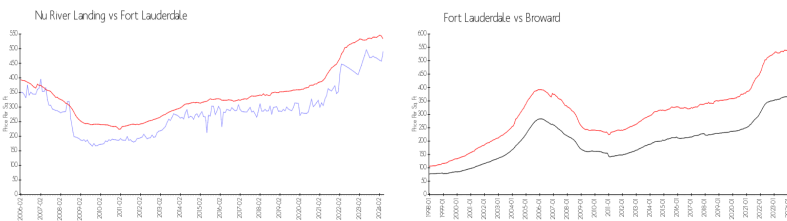
## Building Information

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

## 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: 59 days  
 Fort Lauderdale: 76 days  
 Broward: 67 days

