

Unit 2204 - Las Olas by the River

2204 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10417499
 Status: Active
 Size: 1,083 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Other View
 List Price: \$428,000
 List PPSF: \$395
 Valuated Price: \$397,000
 Valuated PPSF: \$367

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: 240
 Number of active listings for rent: 0
 Number of active listings for sale: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

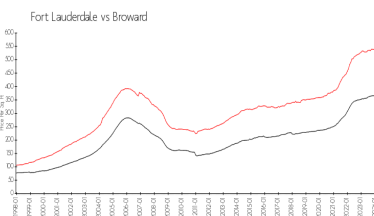
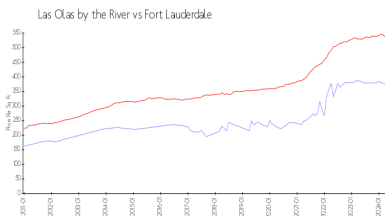
Building Association Information

Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3408	1,232 sq ft	May 2024	\$400,000	\$325
3104	816 sq ft	Apr 2024	\$305,000	\$374
1202	1,148 sq ft	Mar 2024	\$399,000	\$348
1612	1,148 sq ft	Mar 2024	\$425,000	\$370
2206	1,136 sq ft	Feb 2024	\$340,000	\$299

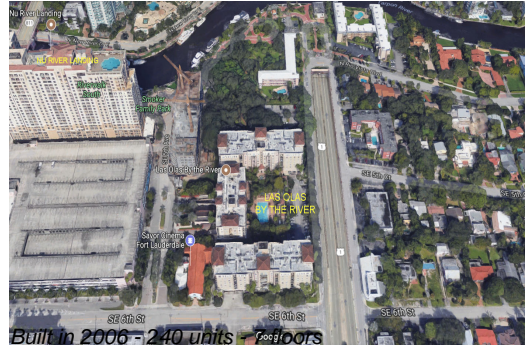
Market Information



Las Olas by the River: \$374/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Las Olas by the River: 6%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Las Olas by the River	69 days
Fort Lauderdale	76 days
Broward	67 days