

# Unit 1312-N - Symphony North

1312-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | F10426114              |
| Status:         | Pending                |
| Size:           | 1,298 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           | Pool Area View, River  |
| List Price:     | \$759,000              |
| List PPSF:      | \$585                  |
| Valuated Price: | \$670,000              |
| Valuated PPSF:  | \$516                  |

*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:                         | 187 |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 5   |

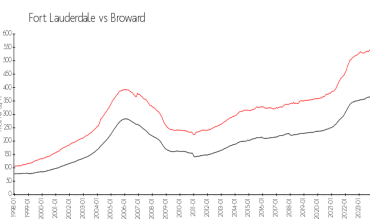
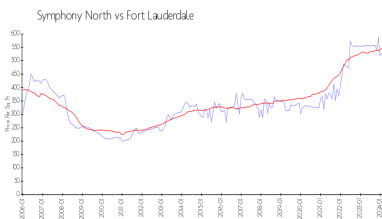
## Building Association Information

Symphony Condominium Association  
(954) 522-1141

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1613N  | 1,298 sq ft | Apr 2024     | \$610,000  | \$470 |
| 1811N  | 798 sq ft   | Apr 2024     | \$410,000  | \$514 |
| 117N   | 1,180 sq ft | Mar 2024     | \$514,100  | \$436 |
| 1215N  | 1,079 sq ft | Mar 2024     | \$560,000  | \$519 |
| 1115   | 1,079 sq ft | Feb 2024     | \$550,000  | \$510 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Symphony North:  | \$524/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Symphony North  | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Symphony North  
Fort Lauderdale  
Broward

71 days  
76 days  
67 days