

# Unit 707 - Nu River Landing

707 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11464824
Status:	Active
Size:	1,233 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Detached
View:	
List Price:	\$499,000
List PPSF:	\$405
Valuated Price:	\$430,000
Valuated PPSF:	\$349

*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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

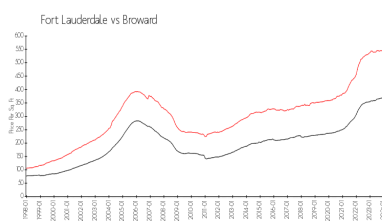
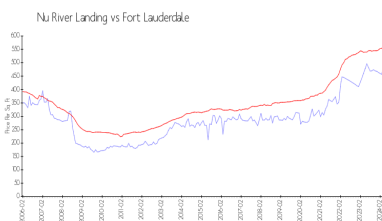
## Building Association Information

Nu River Landing Condominium  
(954) 640-1199

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	1,270 sq ft	May 2024	\$509,000	\$401
715	803 sq ft	May 2024	\$399,900	\$498
1103	1,246 sq ft	May 2024	\$620,000	\$498
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

## Market Information

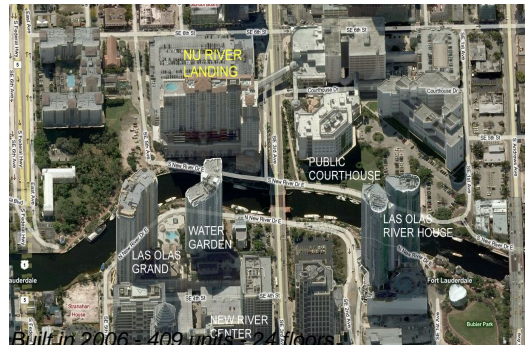


Nu River Landing:	\$468/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Nu River Landing	1%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Nu River Landing  
Fort Lauderdale  
Broward

63 days  
79 days  
68 days