

# Unit 2602 - Las Olas by the River

2602 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	RX-10940076
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Building, Guest
View:	Pool
List Price:	\$484,000
List PPSF:	\$422
Valuated Price:	\$420,000
Valuated PPSF:	\$366

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:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

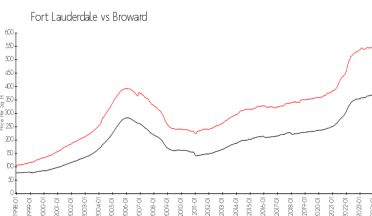
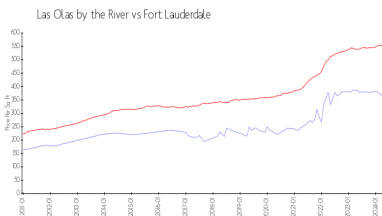
## Building Association Information

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

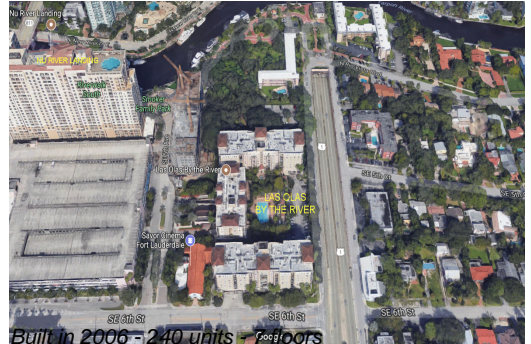
## Market Information



Las Olas by the River:	\$359/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Las Olas by the River	6%
Fort Lauderdale	4%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Las Olas by the River	74 days
Fort Lauderdale	78 days
Broward	68 days