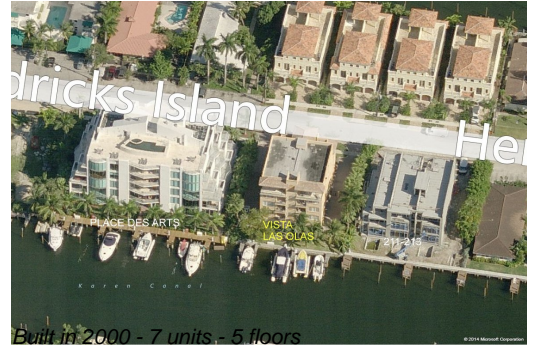


Unit 501 - Vista Las Olas

501 - 217 Hendricks Isle Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11501772
Status:	Cancelled
Size:	1,990 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,419,000
List PPSF:	\$713
Valuated Price:	\$1,329,000
Valuated PPSF:	\$668



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.

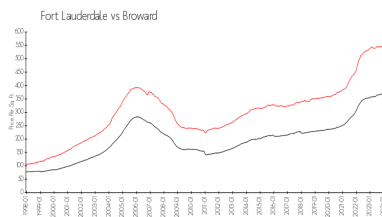
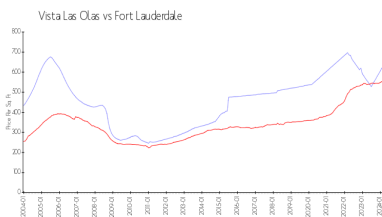
Building Information

Number of units:	7
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	14%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,370 sq ft	Jul 2023	\$720,000	\$526

Market Information



Vista Las Olas:	\$657/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Vista Las Olas	14%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Vista Las Olas	56 days
Fort Lauderdale	79 days
Broward	68 days