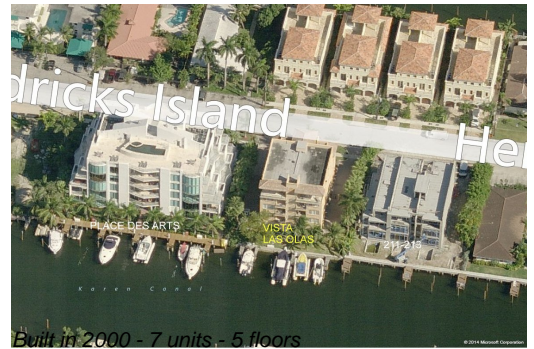


# Unit 501 - Vista Las Olas

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

## Unit Information

MLS Number: A11501772  
 Status: Active  
 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: \$1,348,000  
 Valuated PPSF: \$677



*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.*

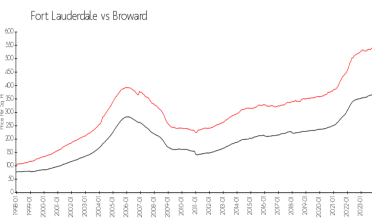
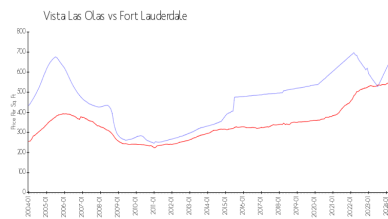
## Building Information

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:  | \$667/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Vista Las Olas  | 14% |
| Fort Lauderdale | 4%  |
| Broward         | 4%  |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Vista Las Olas  | 56 days |
| Fort Lauderdale | 76 days |
| Broward         | 67 days |