

# Unit 2-C - Aria Las Olas

2-C - 516 Hendricks Isl, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11992991  
 Status: Active  
 Size: 2,394 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,745,000  
 List PPSF: \$729  
 Valuated Price: \$1,560,000  
 Valuated PPSF: \$652

*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: 12  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 33%  
 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

## Building Association Information

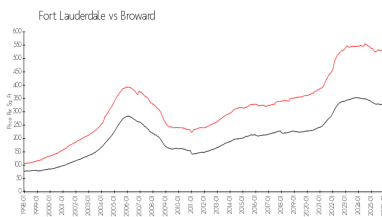
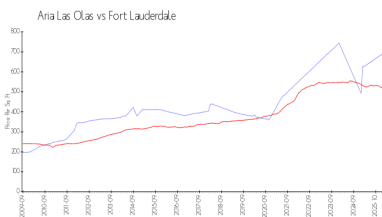
Aria Las Olas Condominium association  
 (954) 524-3018

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B	2,104 sq ft	Apr 2025	\$1,335,000	\$635

## Market Information



Aria Las Olas:	\$698/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale

Aria Las Olas: 33%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Aria Las Olas: 408 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days

