

Unit 201 - Vista Las Olas

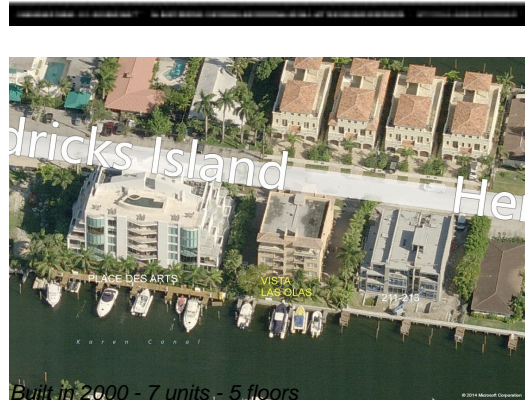
201 - 217 Hendricks Isle Dr, Fort Lauderdale, FL, Broward 33301



Unit Information

MLS Number: F10444911
 Status: Active
 Size: 1,370 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Canal, Other View, Water View
 List Price: \$1,275,000
 List PPSF: \$931
 Valuated Price: \$1,080,000
 Valuated PPSF: \$788

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.



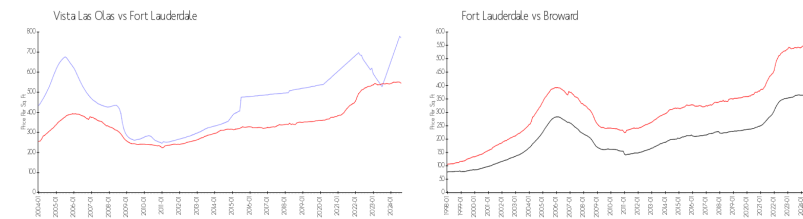
Building Information

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: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,990 sq ft	Aug 2024	\$1,325,000	\$666

Market Information



Vista Las Olas:	\$771/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Vista Las Olas	14%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Vista Las Olas	32 days
Fort Lauderdale	84 days
Broward	72 days