

Unit 4-A - Aria Las Olas

4-A - 516 Hendricks Isl, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10464090
Status:	Active
Size:	3,246 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Canal,Pool Area View,Water View
List Price:	\$1,750,000
List PPSF:	\$539
Valuated Price:	\$2,094,000
Valuated PPSF:	\$645

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:	2
Building inventory for sale:	16%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

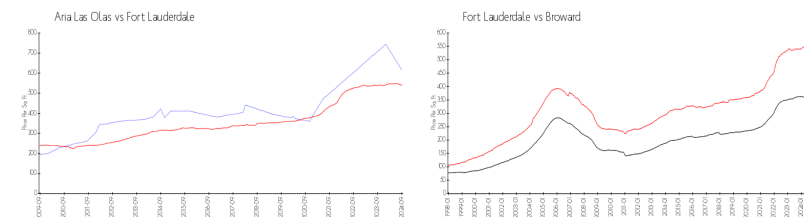
Building Association Information

Aria Las Olas Condominium association
(954) 524-3018

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B	2,104 sq ft	Jan 2024	\$1,500,000	\$713
5C	2,394 sq ft	Jan 2024	\$1,800,000	\$752

Market Information



Aria Las Olas:	\$616/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Aria Las Olas	17%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aria Las Olas	277 days
Fort Lauderdale	86 days
Broward	74 days

