

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

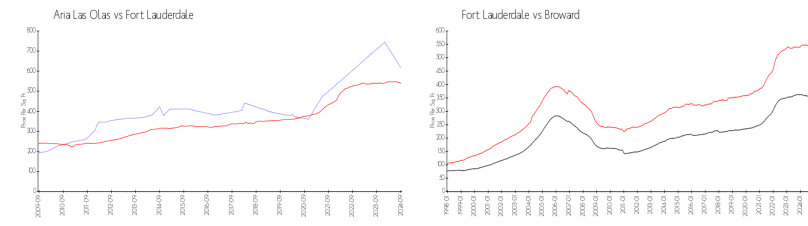
Building Association Information

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

