

Unit 4-B - Aria Las Olas

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

Unit Information

MLS Number:	F10549590
Status:	Active
Size:	2,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage Door Opener
View:	Intracoastal, Canal, Bay
List Price:	\$2,265,000
List PPSF:	\$1,077
Valuated Price:	\$1,469,000
Valuated PPSF:	\$698

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

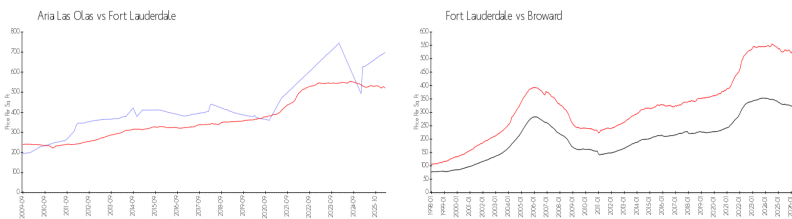
Aria Las Olas Condominium association
(954) 524-3018

<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

