

Unit 4-A - Aria Las Olas

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

Unit Information

MLS Number: F10554946
 Status: Active
 Size: 3,246 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Assigned,Attached,Attached Garage,Covered,Garage
 View: Canal,Pool,Water
 List Price: \$2,000,000
 List PPSF: \$616
 Valuated Price: \$2,374,000
 Valuated PPSF: \$731

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

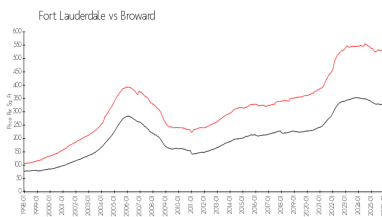
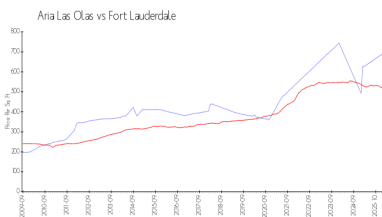
Aria Las Olas Condominium association
 (954) 524-3018

<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

