

Unit 5-B - Aria Las Olas

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

Unit Information

MLS Number:	F10419387
Status:	Active
Size:	2,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Deeded Parking
View:	Canal,Intracoastal View,Ocean View
List Price:	\$1,630,000
List PPSF:	\$775
Valuated Price:	\$1,549,000
Valuated PPSF:	\$736

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:	1
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

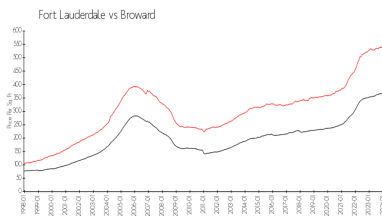
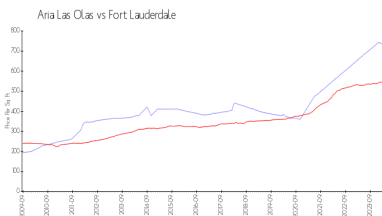
Building Association Information

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
4B	2,104 sq ft	Jun 2023	\$1,500,000	\$713

Market Information



Aria Las Olas: \$729/sq. ft.
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Aria Las Olas	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aria Las Olas 193 days



Fort Lauderdale
Broward

76 days
67 days