

Unit 1010 - Venetian

1010 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10388293
Status:	Closed
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Deeded Parking,Guest Parking
View:	Intracoastal View,Ocean View,Pool Area View
List Price:	\$898,000
List PPSF:	\$599
Valuated Price:	\$958,000
Valuated PPSF:	\$639

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:	233
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

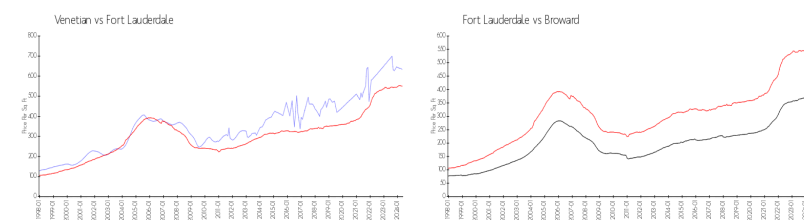
Venetian Condominium Association
1 Las Olas Circle Fort Lauderdale, 33316
(954) 463-0071

<http://www.venetiancondo.com/venetiancondo/contact.html>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	1,500 sq ft	May 2024	\$870,000	\$580
109	1,350 sq ft	Apr 2024	\$1,045,000	\$774
406	1,500 sq ft	Jan 2024	\$790,000	\$527
816	1,575 sq ft	Dec 2023	\$1,150,000	\$730
815	1,200 sq ft	Dec 2023	\$600,000	\$500

Market Information



Venetian:	\$633/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Venetian	3%
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Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Venetian	129 days
Fort Lauderdale	78 days
Broward	68 days