

Unit 709 - Venetian

709 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11518556
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$799,000
 List PPSF: \$592
 Valuated Price: \$799,000
 Valuated PPSF: \$592

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: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

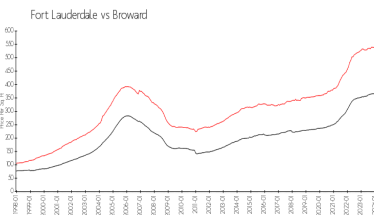
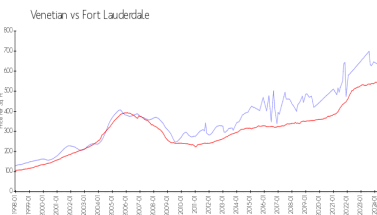
Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1102	1,625 sq ft	Nov 2023	\$1,150,000	\$708
902	1,625 sq ft	Nov 2023	\$1,050,000	\$646

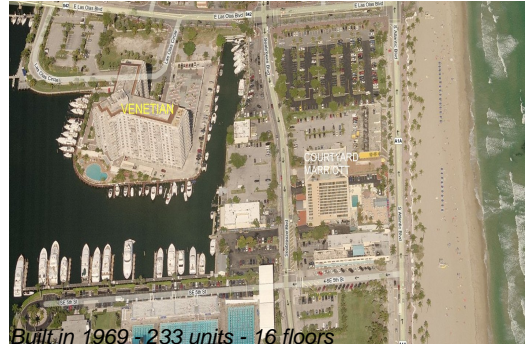
Market Information



Venetian: \$634/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Venetian 3%
 Fort Lauderdale 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Venetian	114 days
Fort Lauderdale	76 days
Broward	67 days