

Unit 709 - Venetian

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

Unit Information

MLS Number:	A11693144
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:	\$792,000
Valuated PPSF:	\$587

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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

Building Association Information

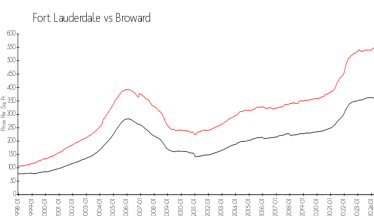
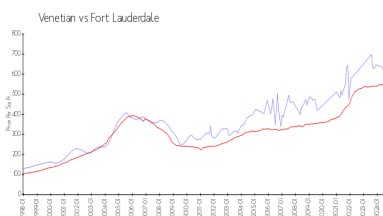
Venetian Condominium Association
1 Las Olas Circle Fort Lauderdale, 33316
(954) 463-0071

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1514	1,500 sq ft	Aug 2024	\$850,000	\$567
510	1,500 sq ft	Jun 2024	\$860,000	\$573
1408	1,575 sq ft	Jun 2024	\$1,025,000	\$651
1010	1,500 sq ft	May 2024	\$870,000	\$580
109	1,350 sq ft	Apr 2024	\$1,045,000	\$774

Market Information



Venetian:	\$628/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Venetian	5%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Venetian
Fort Lauderdale
Broward

120 days
86 days
74 days