

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

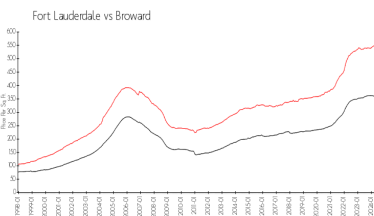
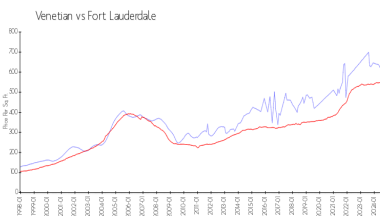
Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

<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

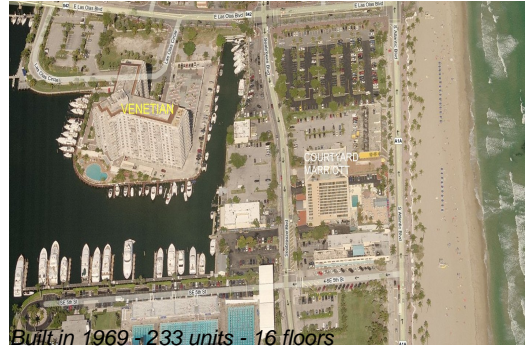


Venetian: \$628/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

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