Unit 1101 - Venezia Las Olas

1101 - 111 SE 5 Av, Fort Lauderdale, FL, Broward 33301

Built in 2002 - 49 units - 16 floors

Unit Information

MLS Number:	A11927422
Status:	Pending
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	$950,000
List PPSF:	$549
Valuated Price:	$884,000
Valuated PPSF:	$511

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:	49
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

Venezia Las Olas Condominiums
(954) 525-0901

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	890 sq ft	Oct 2025	$416,000	$467
603	890 sq ft	Oct 2025	$416,000	$467
903	890 sq ft	Sep 2025	$415,000	$466
903	890 sq ft	Aug 2025	$415,000	$466
1001	1,530 sq ft	Apr 2025	$845,000	$552
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Market Information

Venezia Las Olas:	$493/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Venezia Las Olas	6%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Venezia Las Olas	103 days
Fort Lauderdale	102 days
Broward	89 days