

# Unit 1005 - Venetian

1005 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10407334
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Deeded Parking,Guest Parking
View:	Intracoastal View,Water View
List Price:	\$769,000
List PPSF:	\$641
Valuated Price:	\$732,000
Valuated PPSF:	\$610

*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:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

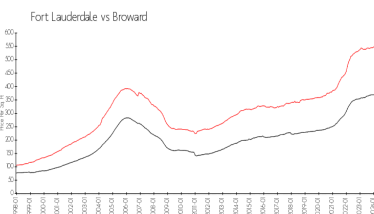
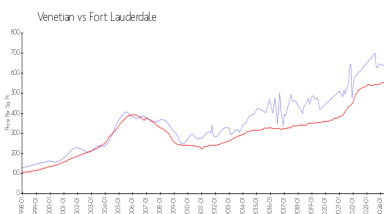
Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
406	1,500 sq ft	Jan 2024	\$790,000	\$527

## Market Information



Venetian:	\$633/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Venetian	3%
Fort Lauderdale	5%



Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Venetian	125 days
Fort Lauderdale	80 days
Broward	69 days