

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

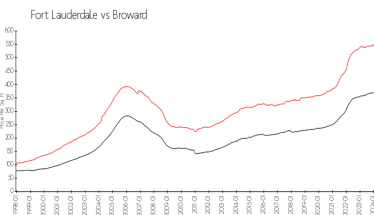
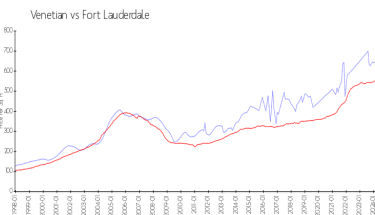
Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

<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

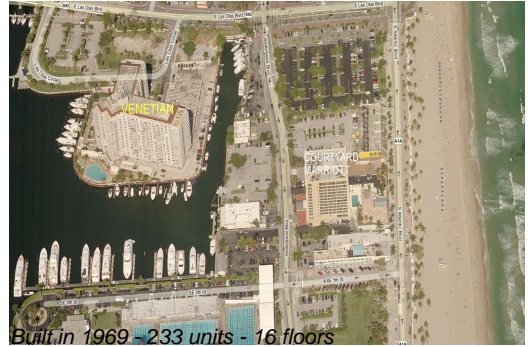
Market Information



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: 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Venetian	125 days
Fort Lauderdale	80 days
Broward	69 days