

# Unit 1204 - Venetian

1204 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10431591  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered Parking, Deeded Parking, Guest Parking  
 View: Ocean View, Direct Ocean, Water View  
 List Price: \$889,000  
 List PPSF: \$593  
 Valuated Price: \$773,000  
 Valuated PPSF: \$515

*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: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

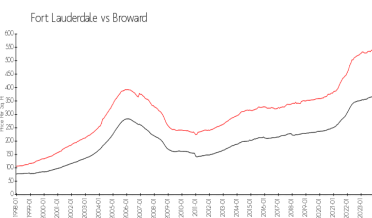
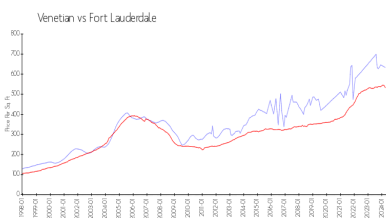
Venetian Condominium Association  
 1 Las Olas Circle Fort Lauderdale, 33316  
 (954) 463-0071

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 109    | 1,350 sq ft | Apr 2024     | \$1,045,000 | \$774 |
| 406    | 1,500 sq ft | Jan 2024     | \$790,000   | \$527 |
| 816    | 1,575 sq ft | Dec 2023     | \$1,150,000 | \$730 |
| 815    | 1,200 sq ft | Dec 2023     | \$600,000   | \$500 |
| 1102   | 1,625 sq ft | Nov 2023     | \$1,150,000 | \$708 |
| 902    | 1,625 sq ft | Nov 2023     | \$1,050,000 | \$646 |

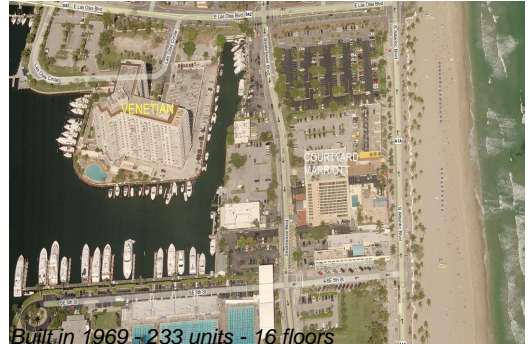
## Market Information



Venetian: \$634/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/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        | 114 days |
| Fort Lauderdale | 76 days  |
| Broward         | 67 days  |