

# Unit 815 - Venetian

815 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10442417  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered Parking, Deeded Parking, Guest Parking  
 View: Canal, Ocean View, Direct Ocean  
 List Price: \$939,000  
 List PPSF: \$783  
 Valuated Price: \$792,000  
 Valuated PPSF: \$660

*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

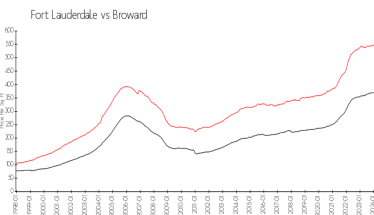
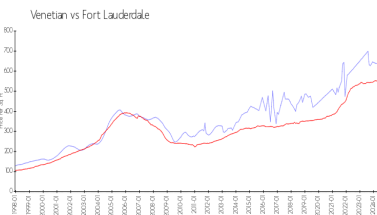
Venetian Condominium Association  
 1 Las Olas Circle Fort Lauderdale, 33316  
 (954) 463-0071

<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

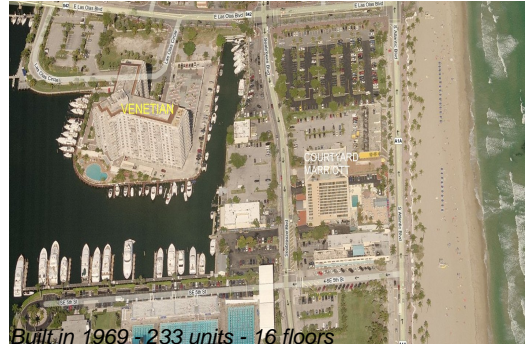
## Market Information



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