

# 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: \$801,000  
Valuated PPSF: \$668

*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: 9  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 10  
Number of sales over the last 6 months: 5  
Number of sales over the last 3 months: 1

## Building Association Information

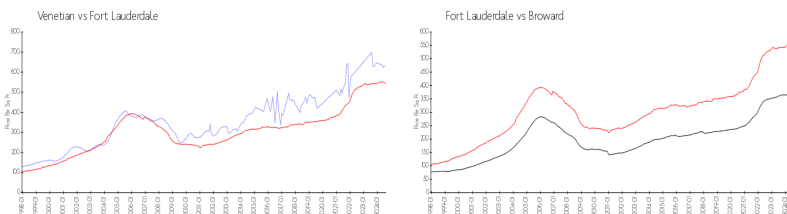
Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1514	1,500 sq ft	Aug 2024	\$850,000	\$567
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

## Market Information

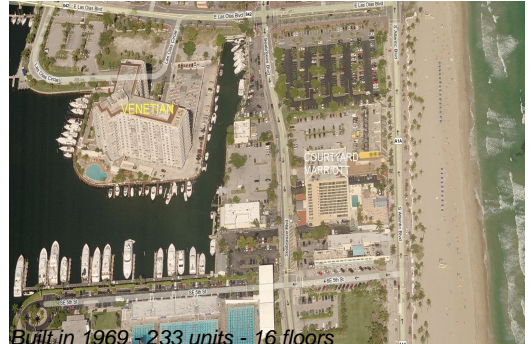


Venetian:	\$641/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Venetian	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Venetian  
Fort Lauderdale  
Broward

122 days  
84 days  
72 days