

Unit 1204 - Venetian

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

Unit Information

MLS Number:	F10442717
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Guest Parking
View:	
Rental Price:	\$4,850
List PPSF:	\$3
Valuated Price:	\$710,000
Valuated PPSF:	\$473

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

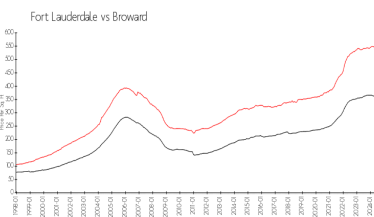
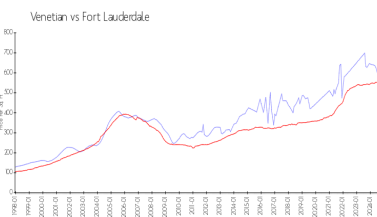
Number of units:	233
Number of active listings for rent:	2
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

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

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

Market Information



Venetian:	\$581/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Venetian	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Venetian	122 days
Fort Lauderdale	84 days
Broward	72 days

