

Unit 1117 - Venetian

1117 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10448763
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Deeded Parking, Guest Parking
View:	Canal, Intracoastal View, Direct Ocean
List Price:	\$899,000
List PPSF:	\$666
Valuated Price:	\$819,000
Valuated PPSF:	\$607

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:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

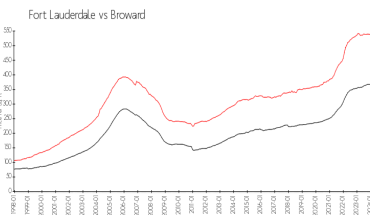
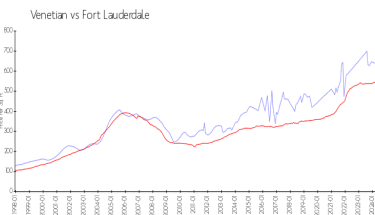
Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

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

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:	\$624/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Venetian	5%
Fort Lauderdale	4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Venetian	125 days
Fort Lauderdale	82 days
Broward	70 days