

# Unit 605 - Venetian

605 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10465315
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Deeded Parking,Guest Parking
View:	Garden View,Intracoastal View,Water View
List Price:	\$749,000
List PPSF:	\$624
Valuated Price:	\$697,000
Valuated PPSF:	\$581

*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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

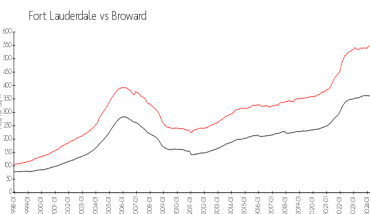
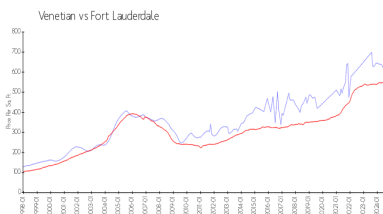
Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

<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:	\$628/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Venetian	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Venetian  
Fort Lauderdale  
Broward

123 days  
87 days  
75 days