

Unit PH3 - Venetian

PH3 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10497238
Status:	Active
Size:	3,542 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$2,799,000
List PPSF:	\$790
Valuated Price:	\$2,799,000
Valuated PPSF:	\$790

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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

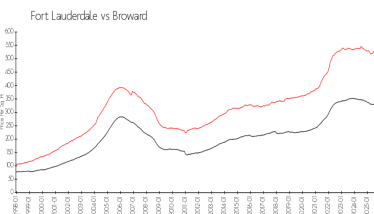
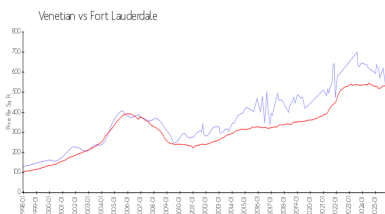
Venetian Condominium Association
1 Las Olas Circle Fort Lauderdale, 33316
(954) 463-0071

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	1,200 sq ft	Dec 2025	\$650,000	\$542
1102	1,625 sq ft	Dec 2025	\$1,425,000	\$877
108	1,575 sq ft	Nov 2025	\$510,000	\$324
815	1,200 sq ft	Aug 2025	\$775,000	\$646
1112	1,500 sq ft	Jul 2025	\$880,000	\$587
1005	1,200 sq ft	Jul 2025	\$661,000	\$551

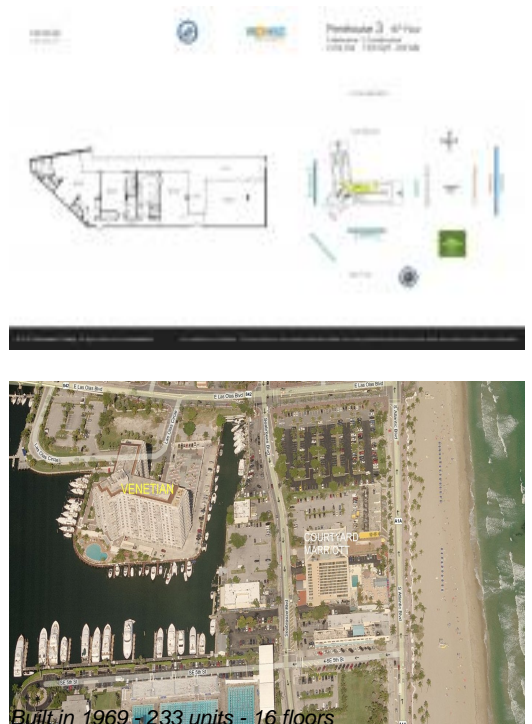
Market Information



Venetian:	\$507/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Venetian	3%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Venetian	157 days
Fort Lauderdale	100 days
Broward	88 days