

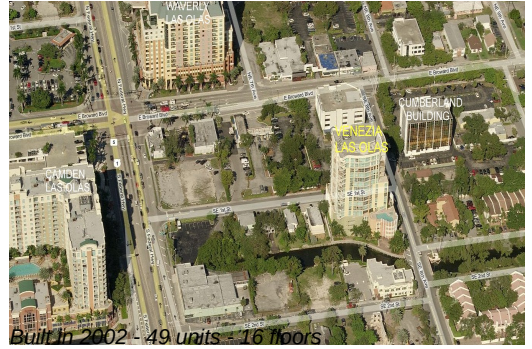
Unit 1501 - Venezia Las Olas

1501 - 111 SE 5 Av, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10518960
Status:	Active
Size:	4,120 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$1,999,000
List PPSF:	\$485
Valuated Price:	\$2,444,000
Valuated PPSF:	\$593

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:	49
Number of active listings for rent:	1
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

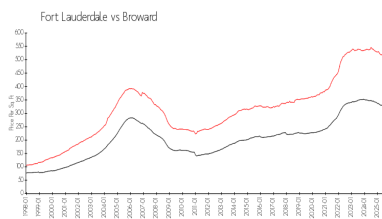
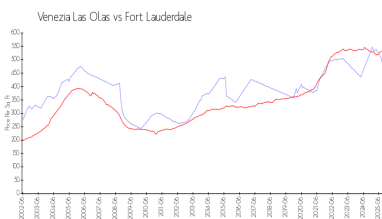
Venezia Las Olas Condominiums
(954) 525-0901

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	890 sq ft	Oct 2025	\$416,000	\$467
903	890 sq ft	Sep 2025	\$415,000	\$466
1001	1,530 sq ft	Apr 2025	\$845,000	\$552
601	1,529 sq ft	Mar 2025	\$750,000	\$491
1003	890 sq ft	Jan 2025	\$475,000	\$534

Market Information



Venezia Las Olas: \$551/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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

Inventory for Sale

Venezia Las Olas	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Venezia Las Olas	90 days
------------------	---------

Fort Lauderdale
Broward

101 days
88 days