

# Unit 512 - Venetian

512 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10525294
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Deeded Parking,Guest Parking
View:	
List Price:	\$959,000
List PPSF:	\$639
Valuated Price:	\$750,000
Valuated PPSF:	\$500

*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

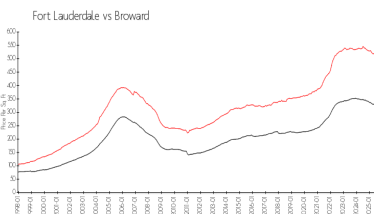
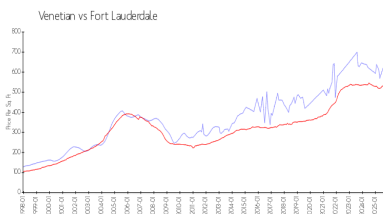
Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

<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

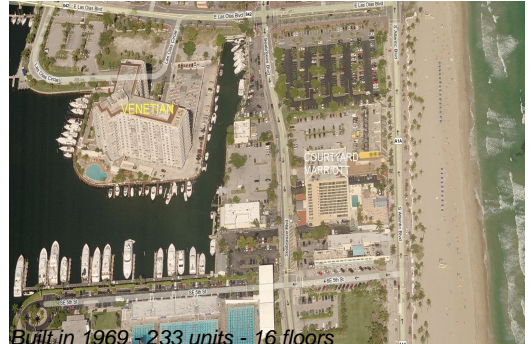
## Market Information



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