

# Unit 1117 - Venetian

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

## Unit Information

MLS Number: F10555324  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Attached, Attached  
 Garage, Covered, Deeded, Garage, Guest  
 Intracoastal, Direct Ocean, Canal  
 View:  
 List Price: \$899,000  
 List PPSF: \$666  
 Valuated Price: \$846,000  
 Valuated PPSF: \$627

*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: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

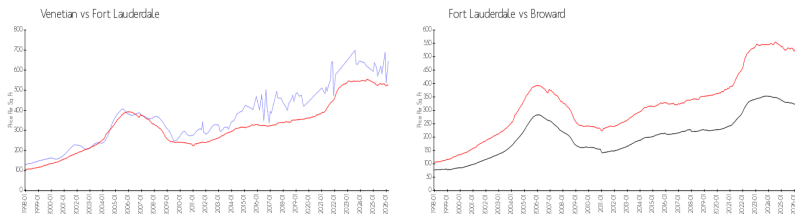
Venetian Condominium Association  
 1 Las Olas Circle Fort Lauderdale, 33316  
 (954) 463-0071

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1414	1,500 sq ft	Mar 2026	\$1,070,000	\$713
307	1,200 sq ft	Jan 2026	\$476,000	\$397
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1205	1,200 sq ft	Jan 2026	\$750,000	\$625
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## Market Information



Venetian: \$645/sq. ft.      Fort Lauderdale: \$522/sq. ft.  
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## Inventory for Sale

Venetian: 3%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Venetian  
Fort Lauderdale  
Broward

149 days  
103 days  
89 days