

Unit 1706 - One Thousand Venetian

1706 - 1000 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | A11476299 |
| Status: | Active |
| Size: | 1,380 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | |
| List Price: | \$3,500,000 |
| List PPSF: | \$2,536 |
| Valuated Price: | \$1,390,000 |
| Valuated PPSF: | \$1,007 |



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: | 120 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

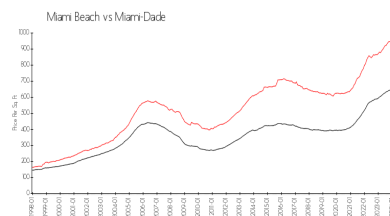
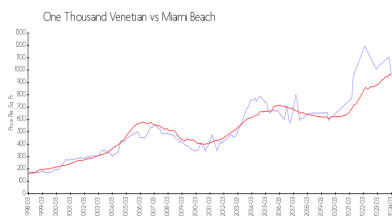
Building Association Information

Roosevelt Condominium Association
 1255 Pennsylvania Avenue
 Miami Beach, FL 33139
 Phone: (305) 535-0076

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 410 | 1,030 sq ft | Mar 2024 | \$900,000 | \$874 |
| 708 | 1,370 sq ft | Jan 2024 | \$1,370,000 | \$1,000 |
| 1902 | 2,010 sq ft | Nov 2023 | \$2,100,000 | \$1,045 |
| 508 | 1,370 sq ft | Aug 2023 | \$1,335,000 | \$974 |
| 608 | 1,370 sq ft | May 2023 | \$1,100,000 | \$803 |

Market Information



| | | | |
|------------------------|---------------|--------------|---------------|
| One Thousand Venetian: | \$964/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach: | \$954/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| One Thousand Venetian | 5% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| One Thousand Venetian | 75 days |
| Miami Beach | 99 days |
| Miami-Dade | 81 days |