

Unit 202-G - Venetian Palms

202-G - 7901-7969 SW 104 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11516016
 Status: Active
 Size: 1,269 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Open Space Parking
 View:
 List Price: \$425,000
 List PPSF: \$335
 Valuated Price: \$406,000
 Valuated PPSF: \$320

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: 208
 Number of active listings for rent: 2
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

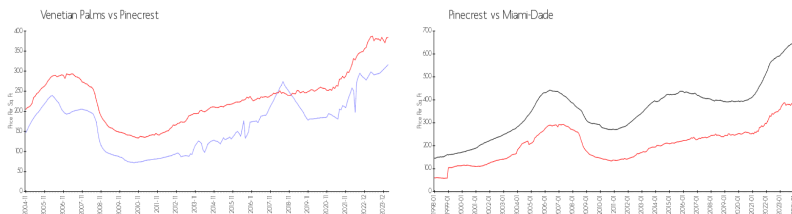
Building Association Information

Venetian Palms Clubhouse
 7941 SW 104th Street
 Miami, FL 33156-3631
 (305) 274-8032

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B204	1,020 sq ft	Oct 2023	\$320,000	\$314
A108	854 sq ft	Jun 2023	\$280,000	\$328
B208	854 sq ft	Jun 2023	\$265,000	\$310
G206	854 sq ft	Jun 2023	\$250,000	\$293
C110	1,133 sq ft	May 2023	\$330,000	\$291
C205	1,133 sq ft	May 2023	\$309,500	\$273

Market Information



Venetian Palms:	\$316/sq. ft.	Pinecrest:	\$384/sq. ft.
Pinecrest:	\$384/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Venetian Palms 1%
 Pinecrest 2%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Venetian Palms	7 days
Pinecrest	48 days
Miami-Dade	81 days