

# Unit 103-H - Venetian Palms

103-H - 7901-7969 SW 104 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11591608  
 Status: Active  
 Size: 854 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Open Space Parking  
 View:  
 List Price: \$329,000  
 List PPSF: \$385  
 Valuated Price: \$263,000  
 Valuated PPSF: \$308

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

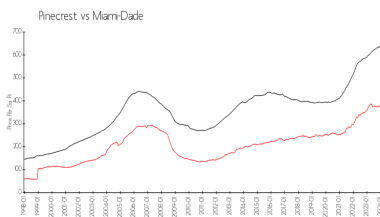
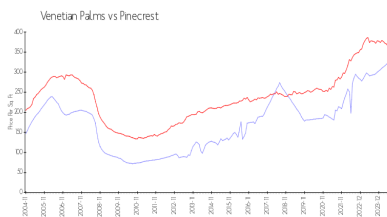
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C202	1,269 sq ft	Jun 2024	\$395,000	\$311
202H	1,269 sq ft	May 2024	\$388,000	\$306
B204	1,020 sq ft	Oct 2023	\$320,000	\$314

## Market Information

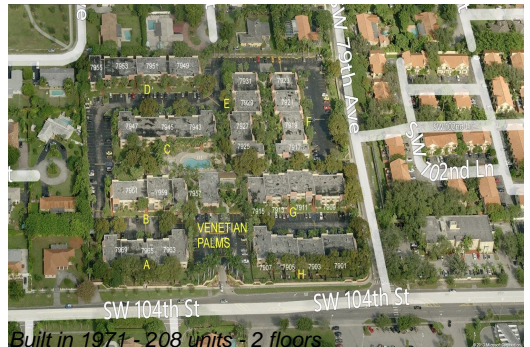


Venetian Palms: \$323/sq. ft.  
 Pinecrest: \$363/sq. ft.  
 Pinecrest: \$363/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Venetian Palms  
Pinecrest  
Miami-Dade

4 days  
50 days  
83 days