

Unit 202-E - Venetian Palms

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

Unit Information

MLS Number: A11667785
 Status: Active
 Size: 1,269 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Guest Parking, Open Space Parking

View:
 List Price: \$385,000
 List PPSF: \$303
 Valuated Price: \$367,000
 Valuated PPSF: \$289

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: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

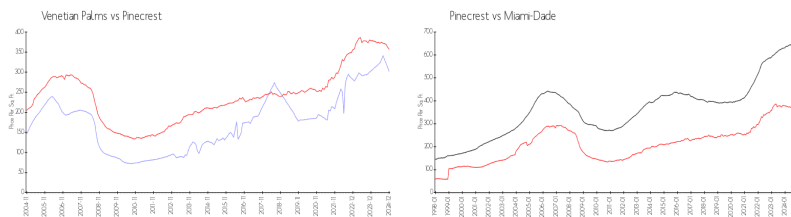
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210G	854 sq ft	Jan 2025	\$265,000	\$310
108E	854 sq ft	Aug 2024	\$278,000	\$326
C202	1,269 sq ft	Jun 2024	\$395,000	\$311
202H	1,269 sq ft	May 2024	\$388,000	\$306

Market Information



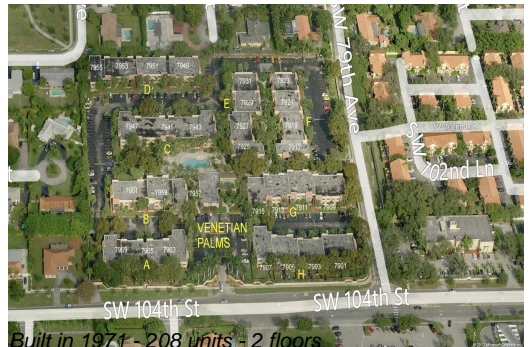
Venetian Palms:	\$300/sq. ft.	Pinecrest:	\$357/sq. ft.
Pinecrest:	\$357/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Venetian Palms: 2%
 Pinecrest: 4%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Venetian Palms: 47 days



Pinecrest
Miami-Dade

61 days
90 days