

# Unit 203-A - Venetian Palms

203-A - 7901-7969 SW 104 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11676485
Status:	Active
Size:	854 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
Rental Price:	\$1,900
List PPSF:	\$2
Valuated Price:	\$230,000
Valuated PPSF:	\$269

*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.*

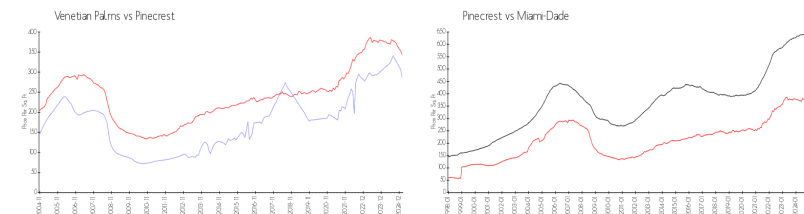
## Building Information

Number of units:	208
Number of active listings for rent:	2
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
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

## Market Information



Venetian Palms:	\$266/sq. ft.	Pinecrest:	\$342/sq. ft.
Pinecrest:	\$342/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

Venetian Palms	3%
Pinecrest	4%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Venetian Palms	47 days
Pinecrest	60 days
Miami-Dade	94 days

