

# Unit 203-E - Venetian Palms

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

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10419911    |
| Status:         | Active       |
| Size:           | 1,020 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 1            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| Rental Price:   | \$2,500      |
| List PPSF:      | \$2          |
| Valuated Price: | \$311,000    |
| Valuated PPSF:  | \$305        |

*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.*

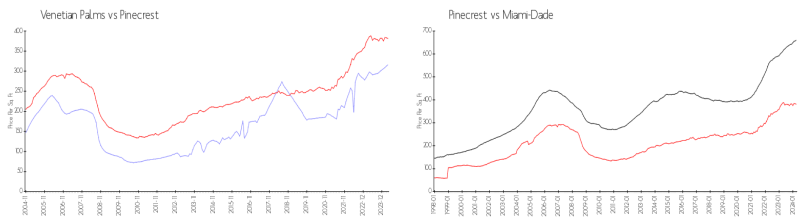
## Building Information

|  |     |
|--|-----|
| 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

## Market Information



|                 |               |             |               |
|-----------------|---------------|-------------|---------------|
| Venetian Palms: | \$316/sq. ft. | Pinecrest:  | \$381/sq. ft. |
| Pinecrest:      | \$381/sq. ft. | Miami-Dade: | \$698/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      | 49 days |
| Miami-Dade     | 81 days |

