

# Unit 203-E - Venetian Palms

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

## Unit Information

MLS Number:	F10420203
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, 2 Or More Spaces
View:	Garden View
List Price:	\$339,000
List PPSF:	\$332
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

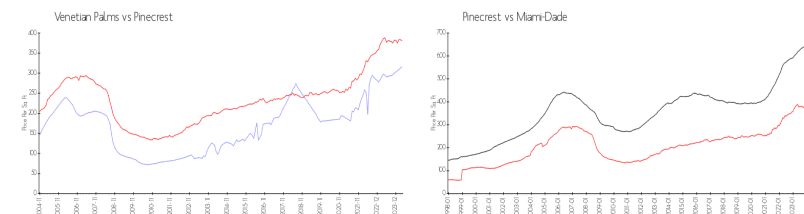
## Building Association Information

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

## 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

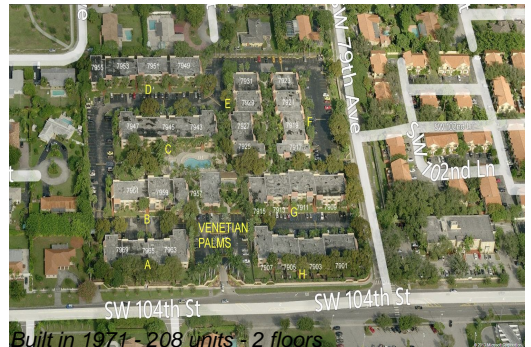
## Market Information



Venetian Palms:	\$316/sq. ft.	Pinecrest:	\$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