

Unit 2729 Via Murano # 432 - Grand Venezia at Baywatch

2729 Via Murano # 432 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | TB8318836 |
| Status: | Active |
| Size: | 1,230 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Guest,Open |
| View: | |
| List Price: | \$310,000 |
| List PPSF: | \$252 |
| Valuated Price: | \$151,000 |
| Valuated PPSF: | \$123 |

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

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|--|-----|
| Number of units: | 336 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

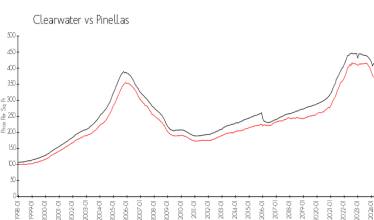
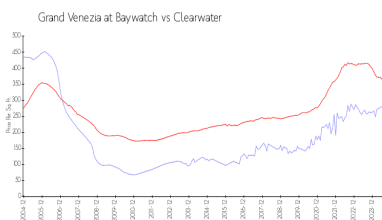
Grand Venezia at Baywatch
2704 Via Murano
Clearwater, Florida 33764
(727) 216-6123

<http://www.grand-venezia.com/Important-contacts.html>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1135 | 864 sq ft | Nov 2024 | \$228,000 | \$264 |
| 1231 | 1,140 sq ft | Oct 2024 | \$275,000 | \$241 |
| 329 | 1,350 sq ft | Jul 2024 | \$400,000 | \$296 |
| 114 | 770 sq ft | Jul 2024 | \$190,000 | \$247 |
| 328 | 1,350 sq ft | Jun 2024 | \$330,000 | \$244 |
| 427 | 980 sq ft | Jun 2024 | \$285,000 | \$291 |
| 337 | 980 sq ft | Jun 2024 | \$292,600 | \$299 |

Market Information



| | | | |
|----------------------------|---------------|-------------|---------------|
| Grand Venezia at Baywatch: | \$122/sq. ft. | Clearwater: | \$328/sq. ft. |
| Clearwater: | \$328/sq. ft. | Pinellas: | \$361/sq. ft. |

Inventory for Sale



| | |
|---------------------------|----|
| Grand Venezia at Baywatch | 5% |
| Clearwater | 4% |
| Pinellas | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------|----------|
| Grand Venezia at Baywatch | 135 days |
| Clearwater | 87 days |
| Pinellas | 81 days |