

Unit 2747 Via Capri # 1135 - Grand Venezia at Baywatch

2747 Via Capri # 1135 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8219968
 Status: ACTIVE
 Size: 864 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View: Water
 List Price: \$255,000
 List PPSF: \$295

Building Information

Number of units: 336
 Number of active listings for rent: 0
 Number of active listings for sale: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Building Association Information

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

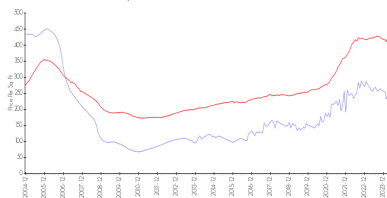
<http://www.grand-venezia.com/Important-contacts.html>

Recent Sales

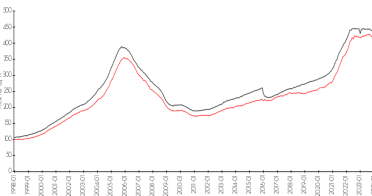
Unit #	Size	Closing Date	Sale Price	PPSF
433	1,230 sq ft	Feb 2024	\$280,000	\$228
1022	1,230 sq ft	Feb 2024	\$280,000	\$228
1230	1,140 sq ft	Feb 2024	\$340,000	\$298
632	1,230 sq ft	Feb 2024	\$260,000	\$211
231	1,480 sq ft	Dec 2023	\$325,000	\$220

Market Information

Grand Venezia at Baywatch vs Clearwater



Clearwater vs Pinellas



Grand Venezia at Baywatch: \$247/sq. ft.
 Clearwater: \$434/sq. ft.

Clearwater: \$434/sq. ft.
 Pinellas: \$415/sq. ft.

Inventory for Sale

Grand Venezia at Baywatch: 6%
 Clearwater: 4%
 Pinellas: 3%



Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	62 days
Clearwater	60 days
Pinellas	60 days