

Unit 2705 Via Murano # 117 - Grand Venezia at Baywatch

2705 Via Murano # 117 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8225232
 Status: ACTIVE
 Size: 980 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$269,900
 List PPSF: \$275

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

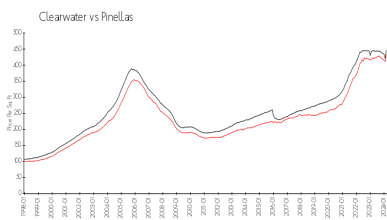
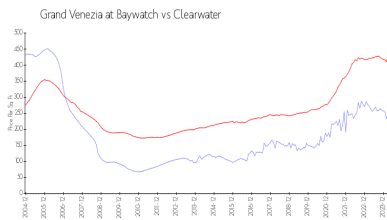
Grand Venezia at Baywatch
 2704 Via Murano
 Clearwater, Florida 33764
 (727) 216 -6123

<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: | \$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 |