

Unit 2721 Via Murano # 329 - Grand Venezia at Baywatch

2721 Via Murano # 329 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8234419
 Status: ACTIVE
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Open
 View: Trees/Woods, Water
 List Price: \$424,900
 List PPSF: \$315

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

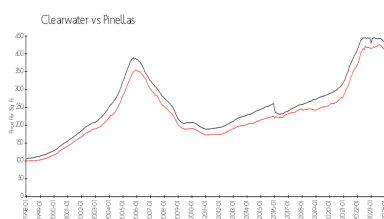
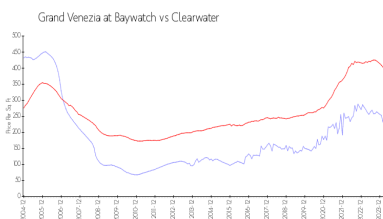
Grand Venezia at Baywatch
 2704 Via Murano
 Clearwater, Florida 33764
 (727) 216 -6123

<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:	\$241/sq. ft.	Clearwater:	\$430/sq. ft.
Clearwater:	\$430/sq. ft.	Pinellas:	\$417/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