

# Unit 2729 Via Murano # 437 - Grand Venezia at Baywatch

2729 Via Murano # 437 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	U8241256
Status:	ACTIVE
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Open
View:	
List Price:	\$289,000
List PPSF:	\$295
Valuated Price:	\$274,000
Valuated PPSF:	\$280

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:	336
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

## Building Association Information

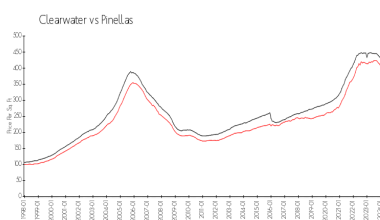
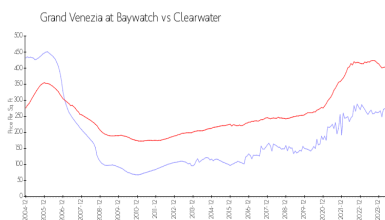
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
232	1,230 sq ft	May 2024	\$265,000	\$215
723	1,230 sq ft	May 2024	\$284,000	\$231

## Market Information



Grand Venezia at Baywatch:	\$280/sq. ft.	Clearwater:	\$410/sq. ft.
Clearwater:	\$410/sq. ft.	Pinellas:	\$417/sq. ft.



## Inventory for Sale

Grand Venezia at Baywatch	3%
Clearwater	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	84 days
Clearwater	70 days
Pinellas	68 days