

# Unit 1415 - Venetian

1415 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10421912
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	Canal,Ocean View,Direct Ocean
List Price:	\$899,000
List PPSF:	\$749
Valuated Price:	\$841,000
Valuated PPSF:	\$701

*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:	233
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

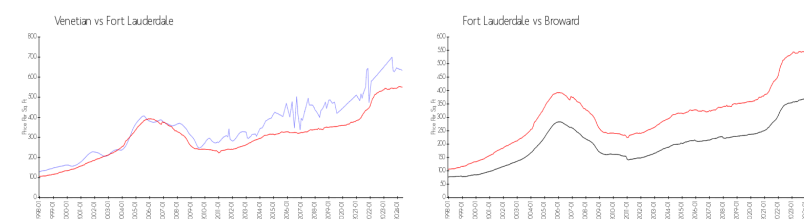
Venetian Condominium Association  
1 Las Olas Circle Fort Lauderdale, 33316  
(954) 463-0071

<http://www.venetiancondo.com/venetiancondo/contact.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	1,500 sq ft	May 2024	\$870,000	\$580
109	1,350 sq ft	Apr 2024	\$1,045,000	\$774
406	1,500 sq ft	Jan 2024	\$790,000	\$527
816	1,575 sq ft	Dec 2023	\$1,150,000	\$730
815	1,200 sq ft	Dec 2023	\$600,000	\$500

## Market Information



Venetian:	\$633/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Venetian	3%
Fort Lauderdale	4%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Venetian	129 days
Fort Lauderdale	79 days
Broward	68 days