

# 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: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Building Association Information

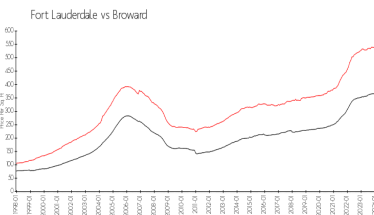
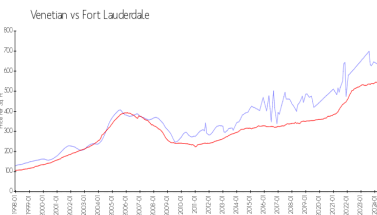
Venetian Condominium Association  
 1 Las Olas Circle Fort Lauderdale, 33316  
 (954) 463-0071

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1102	1,625 sq ft	Nov 2023	\$1,150,000	\$708
902	1,625 sq ft	Nov 2023	\$1,050,000	\$646

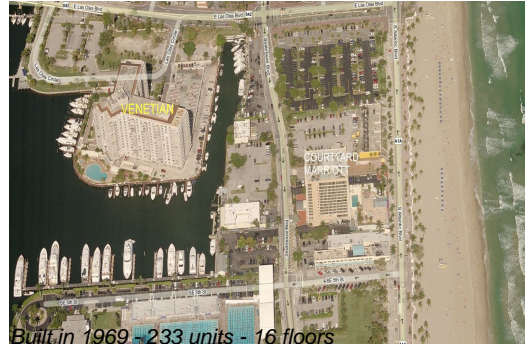
## Market Information



Venetian: \$634/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Venetian 4%  
 Fort Lauderdale 4%



Broward

4%

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

Venetian	114 days
Fort Lauderdale	76 days
Broward	67 days