

Unit 2731 Via Capri # 929 - Grand Venezia at Baywatch

2731 Via Capri # 929 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: T3473720
 Status: ACTIVE
 Size: 1,870 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest, Open
 View: Water
 List Price: \$499,899
 List PPSF: \$267

Building Information

Number of units: 336
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

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

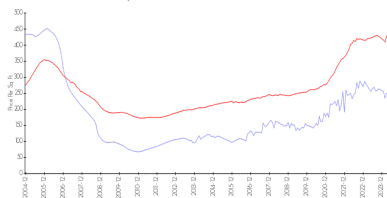
<http://www.grand-venezia.com/Important-contacts.html>

Recent Sales

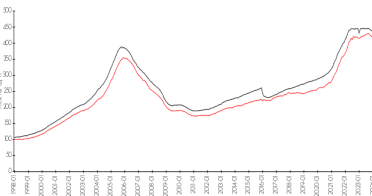
Unit #	Size	Closing Date	Sale Price	PPSF
723	1,230 sq ft	May 2024	\$284,000	\$231
433	1,230 sq ft	Feb 2024	\$280,000	\$228
1022	1,230 sq ft	Feb 2024	\$280,000	\$228
1230	1,140 sq ft	Feb 2024	\$340,000	\$298
632	1,230 sq ft	Feb 2024	\$260,000	\$211

Market Information

Grand Venezia at Baywatch vs Clearwater



Clearwater vs Pinellas



Grand Venezia at Baywatch: \$247/sq. ft.
 Clearwater: \$441/sq. ft.

Clearwater: \$441/sq. ft.
 Pinellas: \$419/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	68 days
Clearwater	62 days
Pinellas	62 days