

Unit 1408 - Venetian

1408 - 1 Las Olas Cir, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10408199
 Status: Pending
 Size: 1,575 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered Parking, Deeded Parking, Guest Parking
 View: Canal, Intracoastal View, Ocean View
 List Price: \$1,099,000
 List PPSF: \$698
 Valuated Price: \$999,000
 Valuated PPSF: \$634

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: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

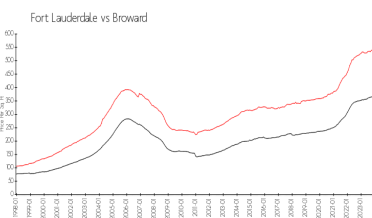
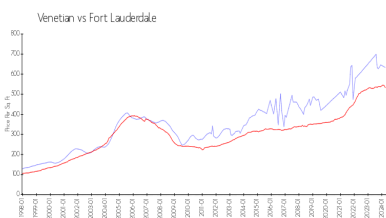
Venetian Condominium Association
 1 Las Olas Circle Fort Lauderdale, 33316
 (954) 463-0071

<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 |

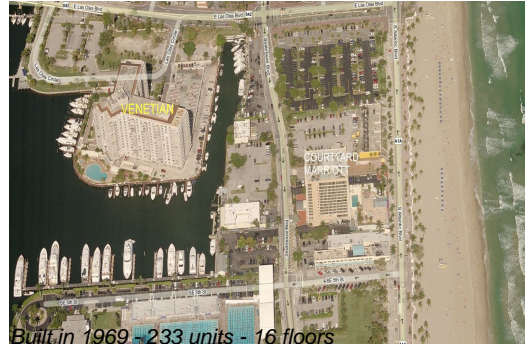
Market Information



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

Inventory for Sale

Venetian 3%



| | |
|-----------------|----|
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Venetian | 114 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |