

# Unit 2102 - Grand Venetian

2102 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11325092                |
| Status:         | Active                   |
| Size:           | 1,463 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$1,795,000              |
| List PPSF:      | \$1,227                  |
| Valuated Price: | \$1,775,000              |
| Valuated PPSF:  | \$1,213                  |

*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:                         | 124 |
| Number of active listings for rent:      | 3   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

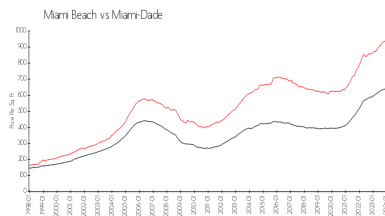
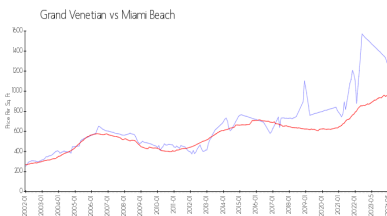
## Building Association Information

Grand Venetian Condominium Association  
(305) 672-0966

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1702   | 1,463 sq ft | Mar 2024     | \$1,912,500 | \$1,307 |
| 2201   | 2,345 sq ft | Mar 2024     | \$3,275,000 | \$1,397 |
| 1102   | 1,463 sq ft | Mar 2024     | \$2,000,000 | \$1,367 |
| 505    | 850 sq ft   | Jan 2024     | \$753,500   | \$886   |
| 1204   | 1,477 sq ft | Nov 2023     | \$2,295,000 | \$1,554 |

## Market Information



|                 |                |              |               |
|-----------------|----------------|--------------|---------------|
| Grand Venetian: | \$1249/sq. ft. | Miami Beach: | \$968/sq. ft. |
| Miami Beach:    | \$968/sq. ft.  | Miami-Dade:  | \$703/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Grand Venetian | 6% |
| Miami Beach    | 4% |
| Miami-Dade     | 3% |

## Avg. Time to Close Over Last 12 Months



Grand Venetian  
Miami Beach  
Miami-Dade

86 days  
97 days  
81 days