

Unit 1103 - Grand Venetian

1103 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11464020
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,200,000
List PPSF:	\$1,504
Valuated Price:	\$1,683,000
Valuated PPSF:	\$1,150

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:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

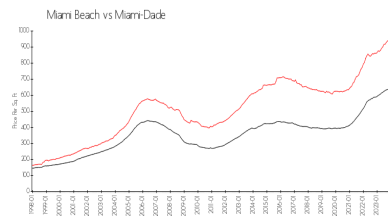
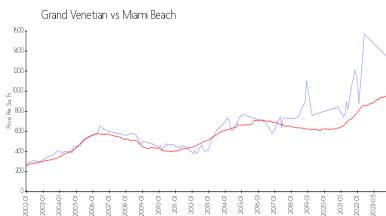
Building Association Information

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:	\$1308/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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

78 days
97 days
81 days