

# Unit 703 - Grand Venetian

703 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11482152
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,875,000
List PPSF:	\$1,282
Valuated Price:	\$1,617,000
Valuated PPSF:	\$1,105

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:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

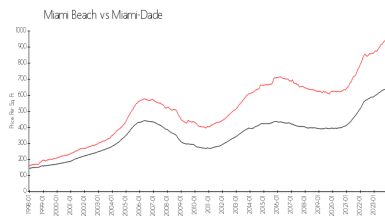
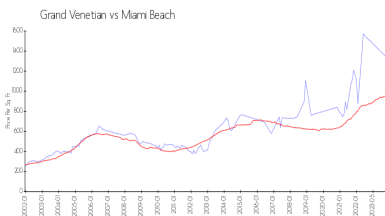
## Building Association Information

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:	\$695/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