

Unit 2303 - Grand Venetian

2303 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11582479
 Status: Active
 Size: 1,463 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Other Parking,Valet Parking
 View:
 List Price: \$1,999,000
 List PPSF: \$1,366
 Valuated Price: \$1,896,000
 Valuated PPSF: \$1,296

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

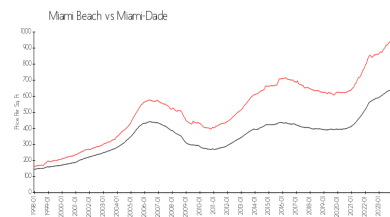
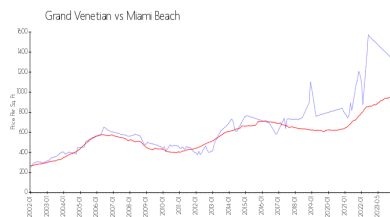
Building Association Information

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: \$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