

# Unit 2102 - Grand Venetian

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

## Unit Information

MLS Number: A11648119  
 Status: Active  
 Size: 1,463 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,590,000  
 List PPSF: \$1,087  
 Valuated Price: \$1,807,000  
 Valuated PPSF: \$1,235

*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: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

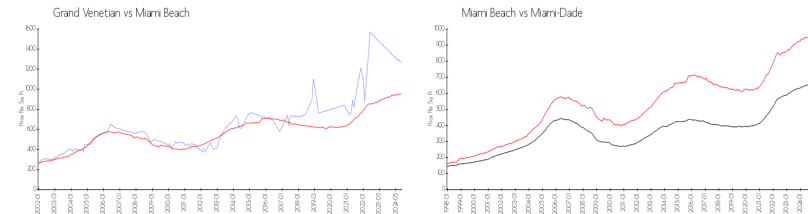
## Building Association Information

Grand Venetian Condominium Association  
 (305) 672-0966

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	1,463 sq ft	Nov 2024	\$1,850,000	\$1,265
605	850 sq ft	Aug 2024	\$732,500	\$862
PH1	4,750 sq ft	Jun 2024	\$6,000,000	\$1,263
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

## Market Information



Grand Venetian: \$1271/sq. ft.      Miami Beach: \$951/sq. ft.  
 Miami Beach: \$951/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand Venetian: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Grand Venetian: 114 days  
 Miami Beach: 102 days  
 Miami-Dade: 86 days

