

# Unit 902 - Grand Venetian

902 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11697905
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$1,495,000
List PPSF:	\$1,022
Valuated Price:	\$1,814,000
Valuated PPSF:	\$1,240

*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:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

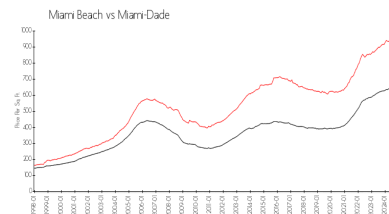
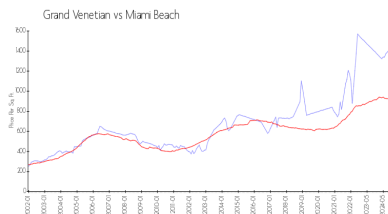
## Building Association Information

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:	\$1438/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Grand Venetian	114 days
Miami Beach	104 days
Miami-Dade	89 days

