

Unit 1903 - Grand Venetian

1903 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11873367
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,595,000
List PPSF:	\$1,090
Valuated Price:	\$1,787,000
Valuated PPSF:	\$1,221

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

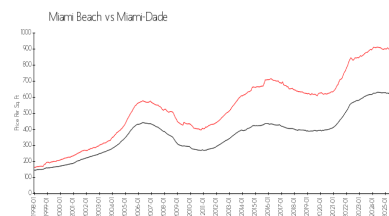
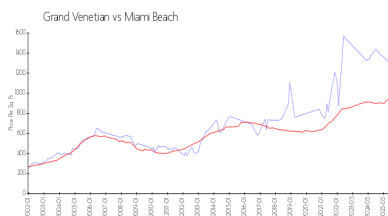
Grand Venetian Condominium Association
(305) 672-0966

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	850 sq ft	Mar 2025	\$700,000	\$824
902	1,463 sq ft	Feb 2025	\$1,200,000	\$820
2102	1,463 sq ft	Feb 2025	\$1,100,000	\$752

Market Information



Grand Venetian:	\$1282/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Grand Venetian	2%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Grand Venetian	115 days
Miami Beach	94 days



