

Market Report

August, 2020



Grand Venetian

10 Venetian Way
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Grand Venetian in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website grandvenetiancondosforsale.com.

Property Stats

POSTAL CODE 33139

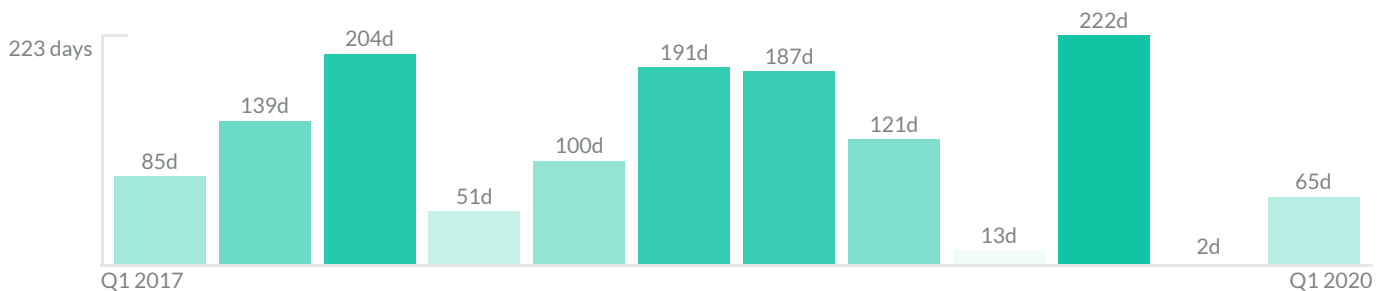
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

Insights

IN GRAND VENETIAN

Below the average listing prices of available unit per property type.

1 BED

\$798,000
AVERAGE PRICE

3 FOR SALE
1 FOR RENT

2 BEDS

\$1,352,000
AVERAGE PRICE

9 FOR SALE
1 FOR RENT

1.7% to 3.7%

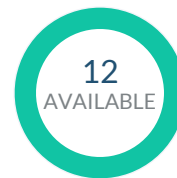
CAP RATE

Yearly net income when rent

7.4%

NEGOTIABILITY

What you can negotiate

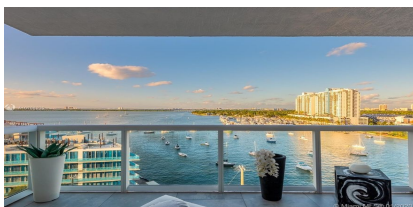


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grand Venetian



\$1,495,000



UNIT 1103

SOLD | JUL 2020



\$4,750



UNIT 601

RENTED | JUL 2020

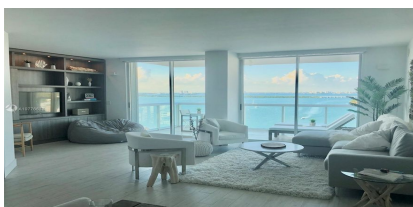


\$1,397,000



UNIT 2101

SOLD | JUL 2020

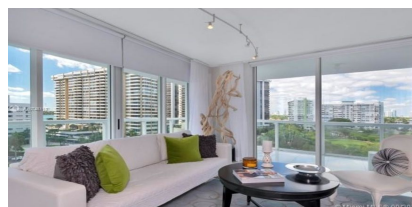


\$7,000



UNIT 1802

RENTED | JUL 2020



\$599,000



UNIT 806

SOLD | JUL 2020



\$4,400



UNIT 301

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN GRAND VENETIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1103	\$1,495,000	2/3	\$1,021.9	1,463	Mar 2020	53
2101	\$1,397,000	2/2	\$945.8	1,477	Jan 2020	76
806	\$599,000	1/2	\$704.7	850	Nov 2019	2
1401	\$1,750,000	2/2	\$1,184.8	1,477	Apr 2019	317
PH04	\$4,995,000	3/4	\$1,051.6	4,750	Apr 2019	127
703	\$849,000	2/2	\$580.3	1,463	Mar 2019	13
904	\$1,600,000	2/2	\$1,083.3	1,477	Dec 2018	121
406	\$499,000	1/1	\$587.1	850	Sep 2018	329
406	\$499,000	1/2	\$587.1	850	Sep 2018	329
1806	\$667,000	1/2	\$784.7	850	Aug 2018	172
1901	\$1,449,000	2/2	\$981.0	1,477	Aug 2018	81
1802	\$1,100,000	2/2	\$751.9	1,463	Aug 2018	169
602	\$860,000	2/2	\$587.8	1,463	Jul 2018	39
1905	\$619,000	1/1	\$728.2	850	Jun 2018	203
1905	\$619,000	1/2	\$728.2	850	Jun 2018	203
1505	\$599,900	1/1	\$705.8	850	May 2018	65
605	\$525,000	1/2	\$617.6	850	May 2018	2
1103	\$950,000	2/2	\$649.4	1,463	May 2018	336
1103	\$950,000	2/2	\$649.4	1,463	May 2018	336
305	\$495,000	1/1	\$582.4	850	Feb 2018	143

Rented

LAST 20 PROPERTIES RENTED IN GRAND VENETIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
601	\$4,750	2/2	\$3.2	1,477	Mar 2020	16
1802	\$7,000	2/2	\$4.8	1,463	Dec 2019	19
301	\$4,400	2/2	\$3.0	1,477	Aug 2019	4
1403	\$4,800	2/2	\$3.3	1,463	May 2019	22
403	\$3,750	2/2	\$2.6	1,463	May 2019	N/A
405	\$2,600	1/2	\$3.1	850	Mar 2019	3
403	\$3,750	2/2	\$2.6	1,463	May 2018	9
1102	\$4,600	2/2	\$3.1	1,463	Mar 2018	38
1802	\$7,000	2/2	\$4.8	1,463	Feb 2018	49
902	\$3,975	2/2	\$2.7	1,463	Oct 2017	118
902	\$3,975	2/2	\$2.7	1,463	Oct 2017	118
704	\$5,495	2/2	\$3.7	1,477	May 2017	140
704	\$5,495	2/2	\$3.7	1,477	May 2017	140
N/A	\$5,000	2/2	\$3.4	1,463	May 2017	8
2202	\$5,000	2/2	\$3.4	1,463	May 2017	8
1801	\$6,000	2/2	\$4.1	1,477	Apr 2017	96
1801	\$6,000	2/2	\$4.1	1,477	Apr 2017	96
1403	\$4,750	2/2	\$3.2	1,463	Feb 2017	406
1403	\$4,750	2/2	\$3.2	1,463	Feb 2017	406
PH04	\$19,988	3/3	\$4.2	4,750	Oct 2016	91

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
502	\$1,149,000	2/2	\$785.4	1463	Jul 2020	STEPHANIE B...
604	\$1,399,000	2/2	\$947.2	1477	Feb 2020	N/A
604	\$1,299,000	2/2	\$879.5	1477	Jul 2020	N/A
606	\$548,000	1/2	\$644.7	850	Jul 2020	BETTY YEE
702	\$1,095,000	1/2	\$748.5	1463	Jul 2020	EDUARDO C...
704	\$5,200/mth	2/2	\$3.5	1477	Jun 2020	GEORGE T BO...
901	\$1,450,000	2/3	\$981.7	1477	Feb 2020	JUAN CARLO...
901	\$1,299,000	2/2	\$879.5	1477	Jul 2020	JUAN CARLO...
1002	\$1,275,000	2/2	\$871.5	1463	Jun 2020	EVA TAUB
1004	\$1,449,000	2/2	\$981.0	1477	Jul 2020	BENJAMIN IN...
1005	\$3,200/mth	1/2	\$3.8	850	Jul 2020	CLAUDIA RES...
1206	\$750,000	1/2	\$882.4	850	Jun 2020	JOSEPH R RO...
1802	\$1,249,000	2/2	\$853.7	1463	Jul 2020	MICHAEL GA...
1904	\$1,595,000	2/2	\$1,079.9	1477	Jul 2020	LAURA HALPE...