

Market Report

September, 2021



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

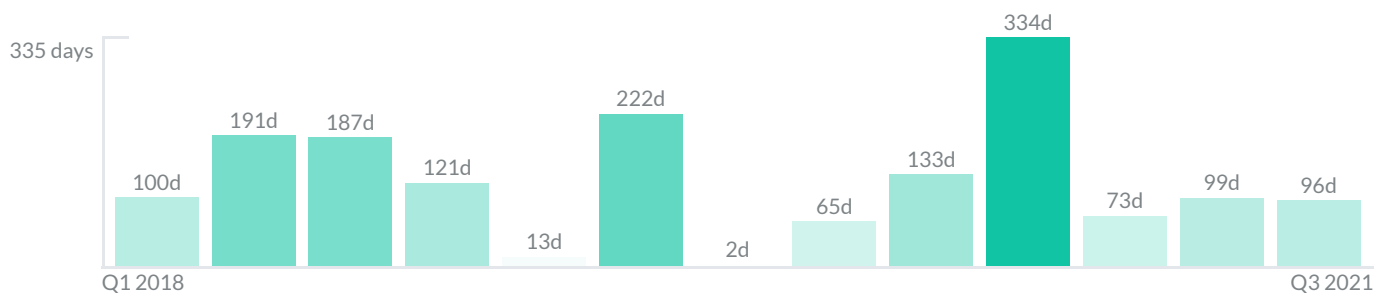
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

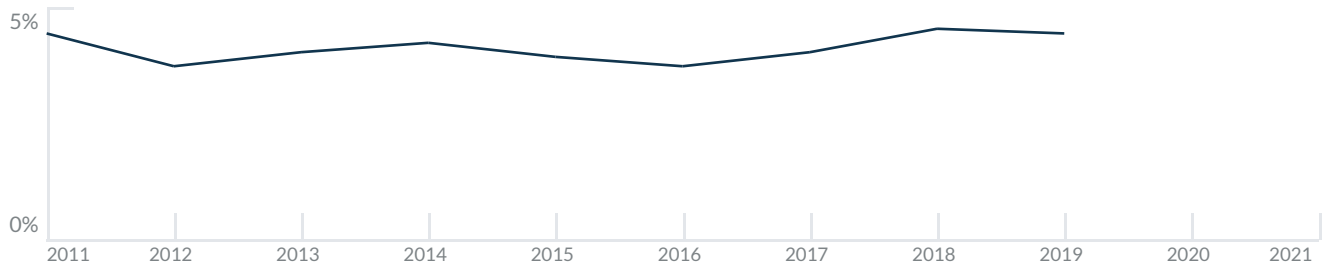


Mortgage Rates

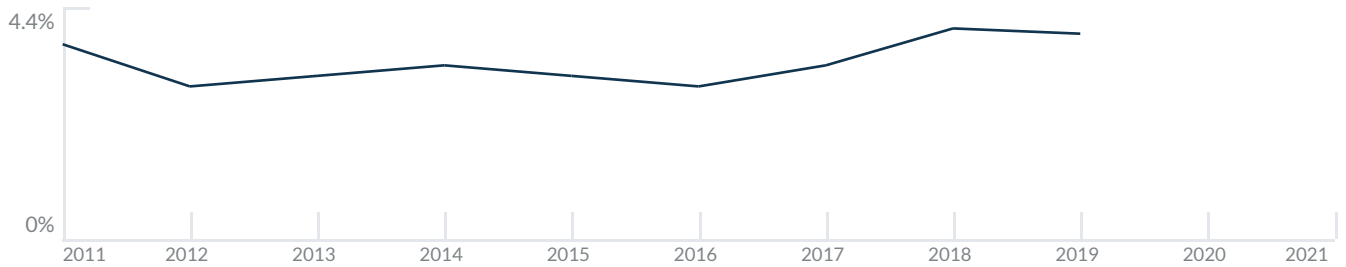
PER YEAR

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©

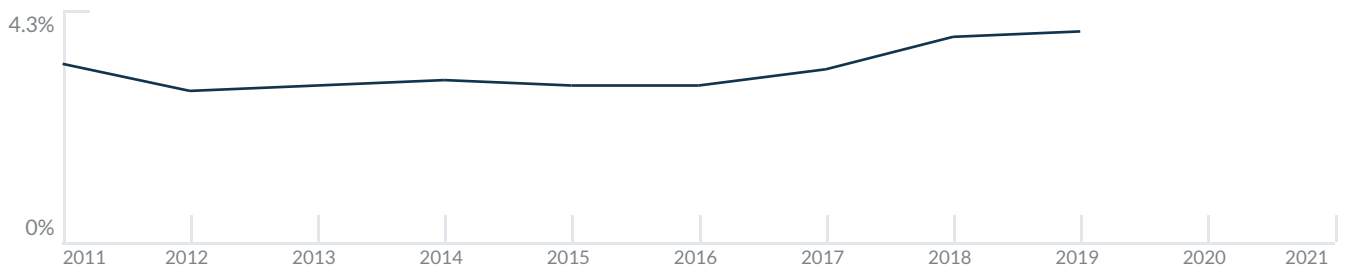
30 YEARS FIXED 4.4%



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	Anna Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	10/10

Insights

IN GRAND VENETIAN

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

% to %

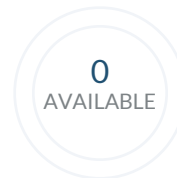
CAP RATE

Yearly net income when rent

3.5%

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



\$535,000



UNIT 606

SOLD | AUG 2021



\$1,200,000



UNIT 1102

SOLD | AUG 2021



\$699,000



UNIT 1206

SOLD | JUL 2021



\$1,285,000



UNIT 604

SOLD | JUN 2021



\$939,000



UNIT 702

SOLD | JUN 2021



\$845,000



UNIT 2305

SOLD | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN GRAND VENETIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
606	\$535,000	1/2	\$629.4	850	Aug 2021	171
1102	\$1,200,000	2/2	\$820.2	1,463	Aug 2021	17
1206	\$699,000	1/2	\$822.4	850	Jul 2021	99
604	\$1,285,000	2/2	\$870.0	1,477	Jun 2021	124
702	\$939,000	2/2	\$641.8	1,463	Jun 2021	124
2305	\$845,000	1/2	\$994.1	850	Jun 2021	25
401	\$1,049,000	2/2	\$710.2	1,477	Jun 2021	200
903	\$1,149,000	2/2	\$785.4	1,463	May 2021	245
405	\$489,000	1/2	\$575.3	850	Apr 2021	1
1506	\$650,000	1/2	\$764.7	850	Apr 2021	2
2002	\$1,195,000	2/2	\$816.8	1,463	Apr 2021	73
902	\$959,995	2/2	\$656.2	1,463	Mar 2021	50
1005	\$599,000	1/2	\$704.7	850	Feb 2021	119
2406	\$690,000	1/2	\$811.8	850	Feb 2021	51
1802	\$1,225,000	2/2	\$837.3	1,463	Nov 2020	334
606	\$528,000	1/2	\$621.2	850	Sep 2020	201
1904	\$1,595,000	2/2	\$1,079.9	1,477	Jul 2020	65
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

Rented

LAST 20 PROPERTIES RENTED IN GRAND VENETIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1002	\$6,500	2/2	\$4.4	1,463	May 2021	17
402	\$4,650	2/2	\$3.2	1,463	Jan 2021	30
1005	\$3,000	1/2	\$3.5	850	Dec 2020	137
2202	\$4,900	2/2	\$3.3	1,463	Dec 2020	85
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