

# Market Report

October, 2022



## 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](https://www.grandvenetiancondosforsale.com).

## Property Stats

POSTAL CODE 33139

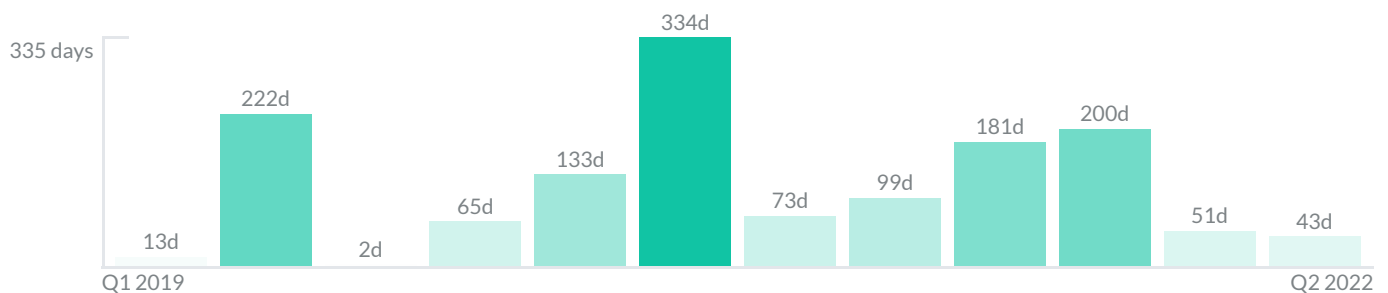
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

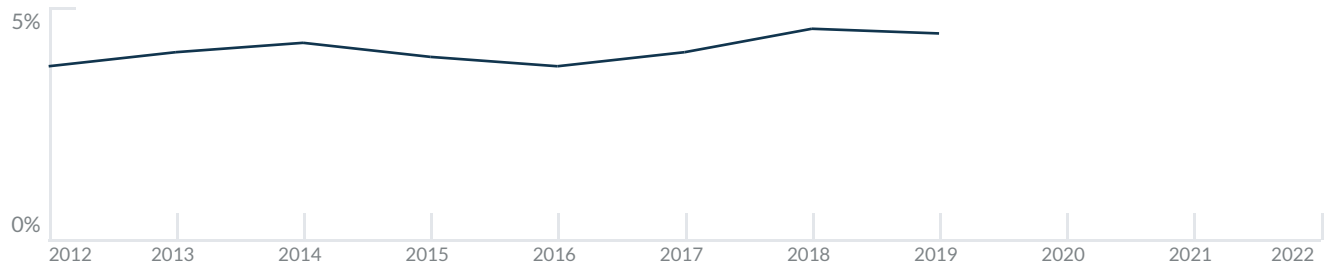


# Mortgage Rates

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.

2 BEDS

\$2,490,000  
AVERAGE PRICE

1 FOR SALE  
1 FOR RENT

1.2% to 1.2%

CAP RATE

Yearly net income when rent

5.3%

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



\$1,200,000



UNIT 301

SOLD | APR 2022



\$1,399,000



UNIT 501

SOLD | FEB 2022



\$1,200,000



UNIT 402

SOLD | FEB 2022



\$3,250,000



UNIT 1704

SOLD | FEB 2022



\$3,750,000



UNIT 2204

SOLD | DEC 2021



\$1,725,000



UNIT 1702

SOLD | NOV 2021

## Sold

LAST 20 PROPERTIES SOLD IN GRAND VENETIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
301	\$1,200,000	2/2	\$812.5	1,477	Apr 2022	43
501	\$1,399,000	2/2	\$947.2	1,477	Feb 2022	71
402	\$1,200,000	2/2	\$820.2	1,463	Jan 2022	14
1704	\$3,250,000	3/3	\$1,385.9	2,345	Jan 2022	69
2204	\$3,750,000	3/3	\$1,599.1	2,345	Dec 2021	397
1702	\$1,725,000	2/2	\$1,179.1	1,463	Nov 2021	3
502	\$1,149,000	2/2	\$785.4	1,463	Aug 2021	510
303	\$900,000	2/2	\$615.2	1,463	Aug 2021	109
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

## 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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
404	\$8,600/mth	2/2	\$5.8	1477	Aug 2022	SANDRA ADIB...
801	\$2,490,000	2/2	\$1,685.8	1477	Aug 2022	DAMIAN CAS...