

Unit 2501 - Grand Venetian

2501 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11476722
Status: Active
Size: 4,750 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
View:
List Price: \$7,500,000
List PPSF: \$1,579
Valuated Price: \$8,916,000
Valuated PPSF: \$1,877



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: 11
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 3

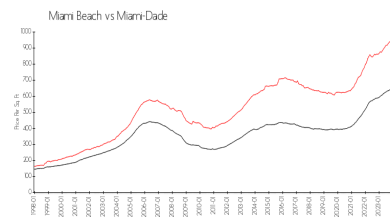
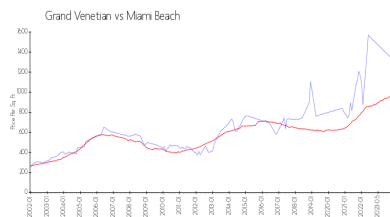
Building Association Information

Grand Venetian Condominium Association
(305) 672-0966

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
505	850 sq ft	Jan 2024	\$753,500	\$886
1204	1,477 sq ft	Nov 2023	\$2,295,000	\$1,554

Market Information



Grand Venetian: \$1326/sq. ft.
Miami Beach: \$952/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Grand Venetian: 5%
Miami Beach: 4%
Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Grand Venetian
Miami Beach
Miami-Dade

78 days
98 days
81 days