

Unit 2501 - Ten Museum Park

2501 - 1040 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11495681
Status:	Active
Size:	1,735 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$2,040,000
List PPSF:	\$1,176
Valuated Price:	\$1,513,000
Valuated PPSF:	\$872

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:	200
Number of active listings for rent:	16
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

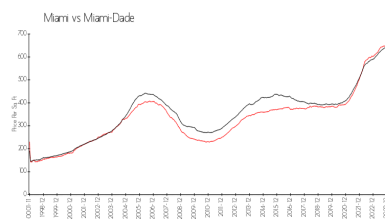
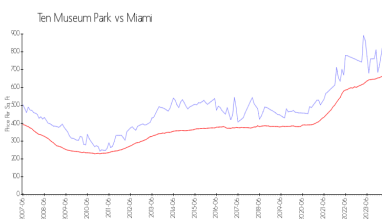
Building Association Information

Ten Museum Park Condominium Association
(305) 358-8631

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	1,735 sq ft	Mar 2024	\$1,875,000	\$1,081
3307	1,123 sq ft	Mar 2024	\$745,000	\$663
2508	808 sq ft	Jan 2024	\$516,500	\$639
3402	1,802 sq ft	Jan 2024	\$1,500,000	\$832
4207	2,581 sq ft	Dec 2023	\$1,899,000	\$736
4008	808 sq ft	Dec 2023	\$529,000	\$655

Market Information



Ten Museum Park:	\$745/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Ten Museum Park	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 2007 - 200 units - 48 floors

Ten Museum Park	61 days
Miami	84 days
Miami-Dade	81 days