

# Unit 2502 - Grand Venetian

2502 - 10 Venetian Wy, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11496773  
 Status: Active  
 Size: 6,422 Sq ft.  
 Bedrooms: 6  
 Full Bathrooms: 6  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$9,900,000  
 List PPSF: \$1,542  
 Valuated Price: \$4,792,000  
 Valuated PPSF: \$1,475



*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

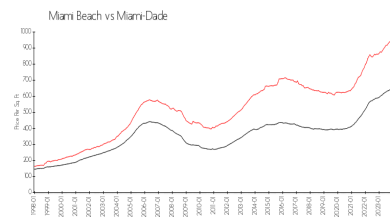
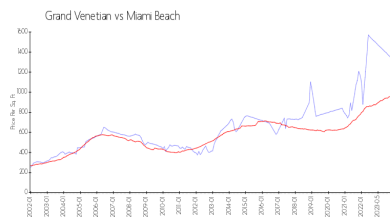
## Building Association Information

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