

Unit 2502 - Grand Venetian

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

Unit Information

MLS Number:	A11665246
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:	\$8,490,000
List PPSF:	\$1,322
Valuated Price:	\$4,594,000
Valuated PPSF:	\$1,414

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:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

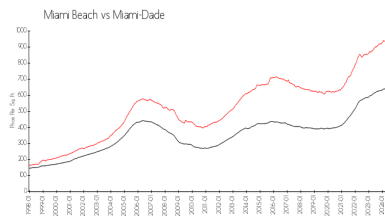
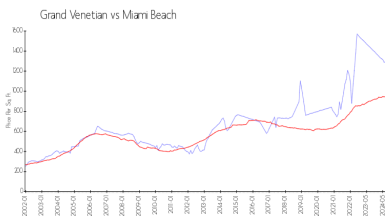
Building Association Information

Grand Venetian Condominium Association
(305) 672-0966

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	1,463 sq ft	Nov 2024	\$1,850,000	\$1,265
605	850 sq ft	Aug 2024	\$732,500	\$862
PH1	4,750 sq ft	Jun 2024	\$6,000,000	\$1,263
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

Market Information



Grand Venetian:	\$1271/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Grand Venetian	114 days
Miami Beach	102 days

