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

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

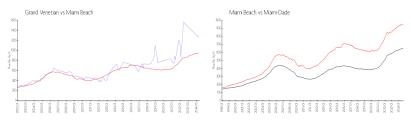
Building Association Information

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

