

# Unit 2501 - Grand Venetian

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

## Unit Information

MLS Number: A11476722  
Status: Active Under Contract  
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: \$8,792,000  
Valuated PPSF: \$1,851



*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: 7  
Building inventory for sale: 5%  
Number of sales over the last 12 months: 10  
Number of sales over the last 6 months: 4  
Number of sales over the last 3 months: 3

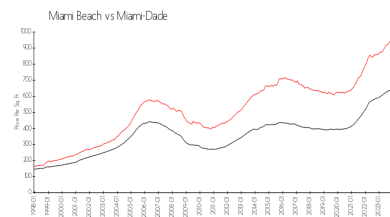
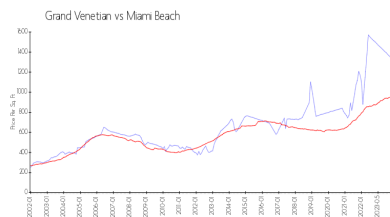
## Building Association Information

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: \$1308/sq. ft.  
Miami Beach: \$937/sq. ft.  
Miami Beach: \$937/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand Venetian: 6%  
Miami Beach: 4%  
Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Grand Venetian  
Miami Beach  
Miami-Dade

78 days  
97 days  
81 days