

# Unit 501 - Ocean Tower 2

501 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11499860  
 Status: Active  
 Size: 2,174 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$2,895,000  
 List PPSF: \$1,332  
 Valuated Price: \$2,701,000  
 Valuated PPSF: \$1,242

*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: 111  
 Number of active listings for rent: 7  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

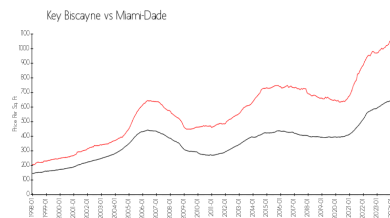
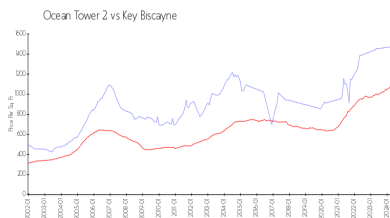
Ocean Tower two Condominium Association Inc  
 (305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	3,581 sq ft	Dec 2023	\$5,450,000	\$1,522
206	3,989 sq ft	Jun 2023	\$5,250,000	\$1,316
502	2,510 sq ft	May 2023	\$2,700,000	\$1,076

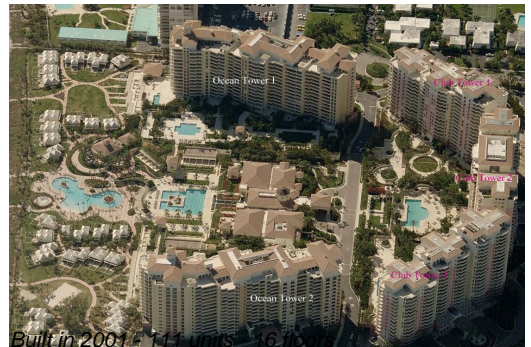
## Market Information



Ocean Tower 2: \$1472/sq. ft.      Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ocean Tower 2: 5%  
 Key Biscayne: 2%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Ocean Tower 2	52 days
Key Biscayne	96 days
Miami-Dade	81 days