

# Unit 8B - Sands

8B - 605 Ocean Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11527876  
 Status: Active  
 Size: 1,772 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$2,800,000  
 List PPSF: \$1,580  
 Valuated Price: \$2,800,000  
 Valuated PPSF: \$1,580

*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: 120  
 Number of active listings for rent: 2  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

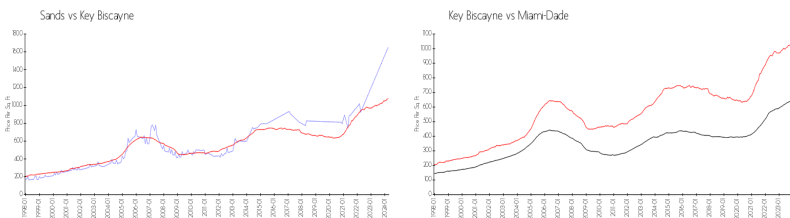
## Building Association Information

Sands of Key Biscayne Condominium  
 (305) 361-5737

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7H	1,496 sq ft	Apr 2024	\$1,400,000	\$936
10B	1,772 sq ft	Apr 2024	\$2,500,000	\$1,411
3A	1,772 sq ft	Jun 2023	\$3,100,000	\$1,749

## Market Information



Sands: \$1649/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Sands: 2%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Sands: 52 days  
 Key Biscayne: 96 days



