

Unit 1408 - Ocean Tower 2

1408 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11557608
 Status: Active
 Size: 5,207 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available
 View:
 List Price: \$12,500,000
 List PPSF: \$2,401
 Valuated Price: \$7,819,000
 Valuated PPSF: \$1,502

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

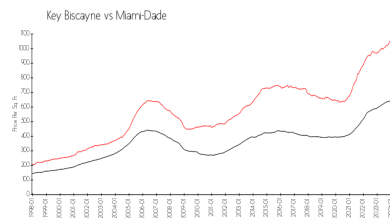
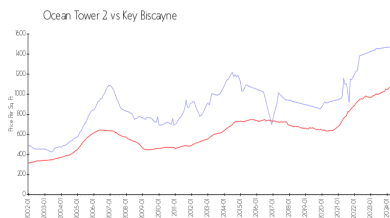
Ocean Tower two Condominium Association Inc
 (305) 365-7775

<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

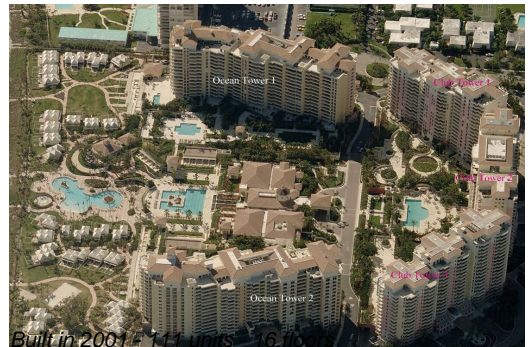
Market Information



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