

Unit 339 - Botanica

339 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11230667
Status:	Active
Size:	1,600 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	
List Price:	\$1,125,000
List PPSF:	\$703
Valuated Price:	\$920,000
Valuated PPSF:	\$575

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:	288
Number of active listings for rent:	26
Number of active listings for sale:	7
Building inventory for sale:	2%
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:	1

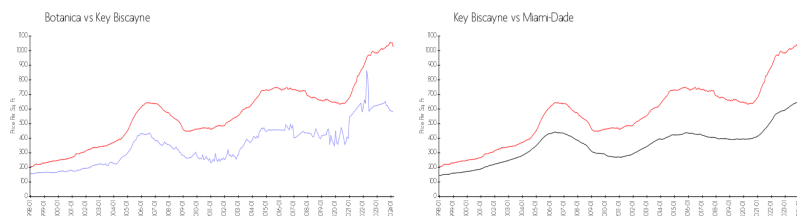
Building Association Information

Key Colony Number Four Condominium Association Inc Botanica
(305) 361-3662

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
333	1,600 sq ft	Mar 2024	\$920,000	\$575
337	1,600 sq ft	Dec 2023	\$940,000	\$588
445	1,892 sq ft	Nov 2023	\$1,270,000	\$671
359	1,820 sq ft	Nov 2023	\$1,290,000	\$709
202	1,820 sq ft	Oct 2023	\$1,425,000	\$783
275	1,720 sq ft	Oct 2023	\$1,170,000	\$680

Market Information

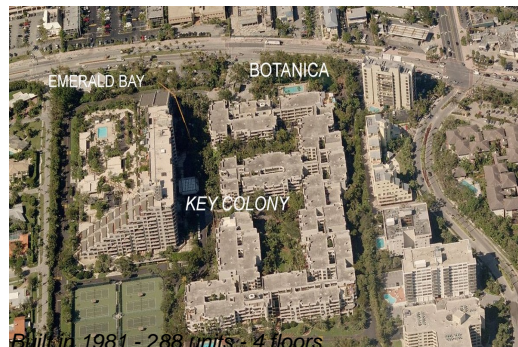


Botanica:	\$580/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Botanica	2%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Botanica
Key Biscayne
Miami-Dade

128 days
95 days
81 days