

Unit 308 - Ocean Tower 1

308 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11242844
Status:	Pending
Size:	3,011 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$3,150,000
List PPSF:	\$1,046
Valuated Price:	\$4,106,000
Valuated PPSF:	\$1,364

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:	5
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

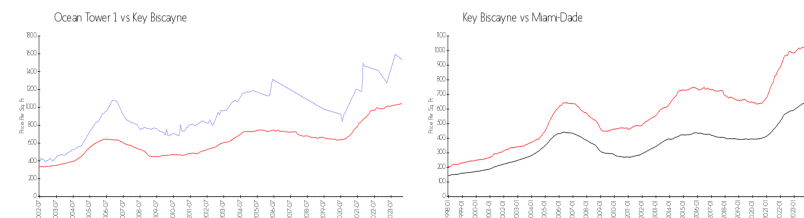
Ocean Tower One Condominium Association
305-365-0090

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1506	2,605 sq ft	Oct 2023	\$3,950,000	\$1,516
303	3,084 sq ft	Apr 2023	\$3,350,000	\$1,086

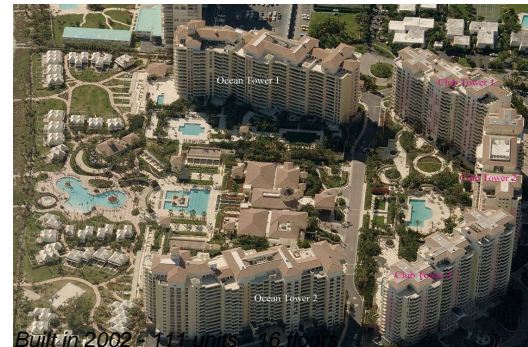
Market Information



Ocean Tower 1:	\$1535/sq. ft.	Key Biscayne:	\$1044/sq. ft.
Key Biscayne:	\$1044/sq. ft.	Miami-Dade:	\$710/sq. ft.

Inventory for Sale

Ocean Tower 1	2%
Key Biscayne	2%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Ocean Tower 1	31 days
Key Biscayne	98 days
Miami-Dade	81 days