

# Unit 506 - Tidemark

506 - 201 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11361216                                      |
| Status:         | Pending  |
| Size:           | 1,541 Sq ft.                                   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | Assigned Parking,Covered Parking,Guest Parking |
| View:           |  |
| List Price:     | \$1,290,000                                    |
| List PPSF:      | \$837  |
| Valuated Price: | \$1,134,000                                    |
| Valuated PPSF:  | \$736  |

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:                         | 283 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

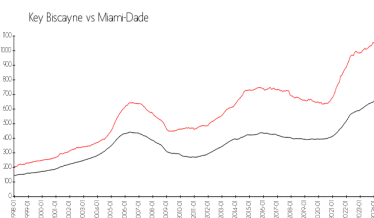
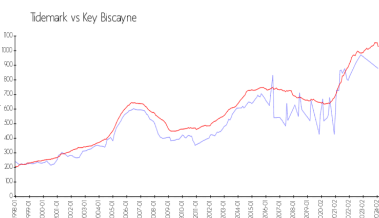
## Building Association Information

The Tidemark At Key Colony  
 201 Crandon Blvd, Key Biscayne, FL 33149  
 (305) 361-5725

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1229   | 2,176 sq ft | Apr 2024     | \$1,958,400 | \$900 |
| 143    | 1,541 sq ft | Mar 2024     | \$1,150,000 | \$746 |
| 432    | 1,089 sq ft | Oct 2023     | \$860,000   | \$790 |

## Market Information

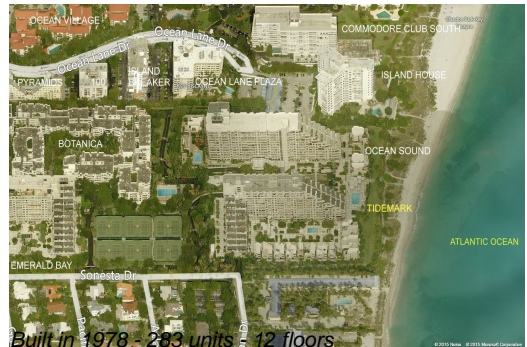


|               |                |               |                |
|---------------|----------------|---------------|----------------|
| Tidemark:     | \$877/sq. ft.  | Key Biscayne: | \$1025/sq. ft. |
| Key Biscayne: | \$1025/sq. ft. | Miami-Dade:   | \$703/sq. ft.  |

## Inventory for Sale

|              |    |
|--------------|----|
| Tidemark     | 2% |
| Key Biscayne | 2% |
| Miami-Dade   | 3% |

## Avg. Time to Close Over Last 12 Months



Tidemark  
Key Biscayne  
Miami-Dade

40 days  
96 days  
80 days