

Unit 403 - Club Tower 1

403 - 789 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11426949
Status:	Active
Size:	2,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$2,875,000
List PPSF:	\$1,150
Valuated Price:	\$3,267,000
Valuated PPSF:	\$1,307

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:	87
Number of active listings for rent:	3
Number of active listings for sale:	3
Building inventory for sale:	3%
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:	1

Building Association Information

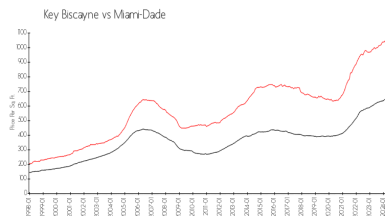
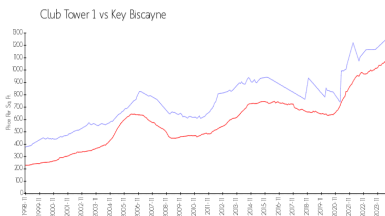
Club Towers Condo Association Inc
305-361-7858
305-361-9975

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	2,500 sq ft	Aug 2024	\$3,400,000	\$1,360
902	2,100 sq ft	Mar 2024	\$2,650,000	\$1,262

Market Information



Club Tower 1:	\$1266/sq. ft.	Key Biscayne:	\$1047/sq. ft.
Key Biscayne:	\$1047/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Club Tower 1	3%
Key Biscayne	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Club Tower 1	186 days
Key Biscayne	102 days



