

Unit F1004 - Towers of Key Biscayne 2

F1004 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11492330
Status:	Active
Size:	1,114 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$889,000
List PPSF:	\$798
Valuated Price:	\$852,000
Valuated PPSF:	\$765

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:	269
Number of active listings for rent:	3
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

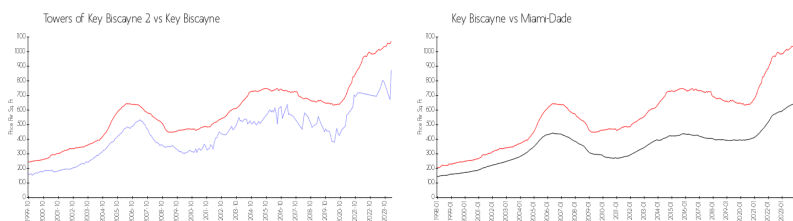
The Towers of Key Biscayne Condominium Association
(305) 361-9114

<http://www.tkbonline.com/contact-us>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1207	1,782 sq ft	Apr 2024	\$1,600,000	\$898
E1107	1,782 sq ft	Apr 2024	\$1,750,000	\$982
F801	1,782 sq ft	Feb 2024	\$1,195,000	\$671
D307	1,782 sq ft	Oct 2023	\$1,750,000	\$982
F203	1,597 sq ft	Sep 2023	\$800,000	\$501

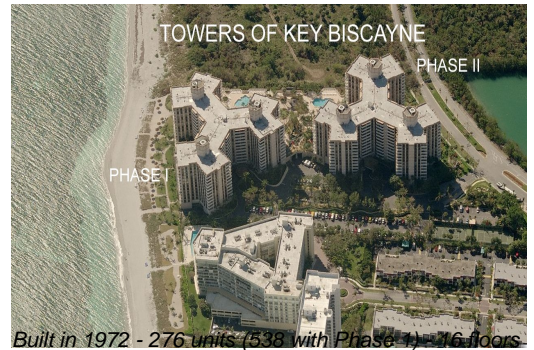
Market Information



Towers of Key Biscayne 2:	\$870/sq. ft.	Key Biscayne:	\$1070/sq. ft.
Key Biscayne:	\$1070/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Towers of Key Biscayne 2	6%
Key Biscayne	2%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Towers of Key Biscayne 2	105 days
Key Biscayne	98 days
Miami-Dade	81 days