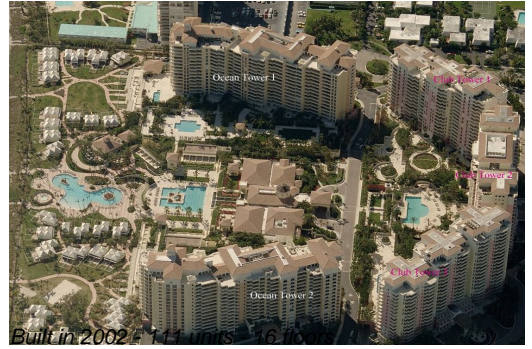


Unit 108 - Ocean Tower 1

108 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11492997
 Status: Active
 Size: 3,186 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station
 View:
 List Price: \$3,795,000
 List PPSF: \$1,191
 Valuated Price: \$4,055,000
 Valuated PPSF: \$1,273



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: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

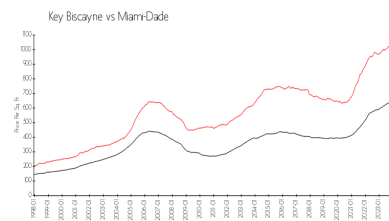
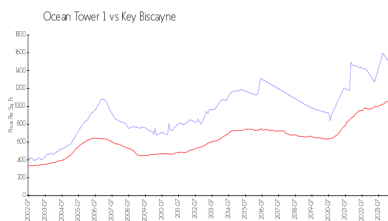
Ocean Tower One Condominium Association
 305-365-0090

<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 |

Market Information



| | | | |
|----------------|----------------|---------------|----------------|
| Ocean Tower 1: | \$1462/sq. ft. | Key Biscayne: | \$1074/sq. ft. |
| Key Biscayne: | \$1074/sq. ft. | Miami-Dade: | \$694/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
Key Biscayne
Miami-Dade

49 days
96 days
81 days