

Unit 414 - Botanica

414 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11549826
Status:	Active
Size:	1,720 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$1,075,000
List PPSF:	\$625
Valuated Price:	\$1,160,000
Valuated PPSF:	\$674

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:	288
Number of active listings for rent:	26
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

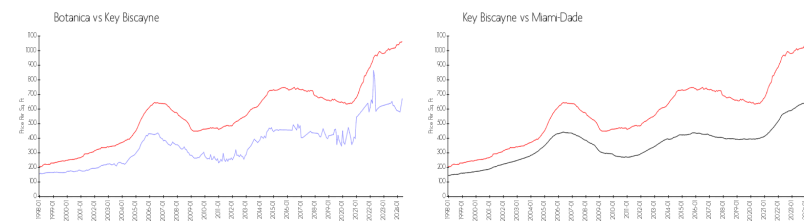
Building Association Information

Key Colony Number Four Condominium Association Inc Botanica
(305) 361-3662

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
333	1,600 sq ft	Mar 2024	\$920,000	\$575
337	1,600 sq ft	Dec 2023	\$940,000	\$588
445	1,892 sq ft	Nov 2023	\$1,270,000	\$671
359	1,820 sq ft	Nov 2023	\$1,290,000	\$709
202	1,820 sq ft	Oct 2023	\$1,425,000	\$783
275	1,720 sq ft	Oct 2023	\$1,170,000	\$680

Market Information



Botanica:	\$673/sq. ft.	Key Biscayne:	\$1064/sq. ft.
Key Biscayne:	\$1064/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Botanica	1%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Botanica	141 days
Key Biscayne	99 days
Miami-Dade	81 days