

# Unit 407 - Ocean Tower 2

407 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11569824
Status:	Active
Size:	3,581 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$5,050,000
List PPSF:	\$1,410
Valuated Price:	\$4,900,000
Valuated PPSF:	\$1,368

*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:	7
Number of active listings for sale:	6
Building inventory for sale:	5%
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:	0

## Building Association Information

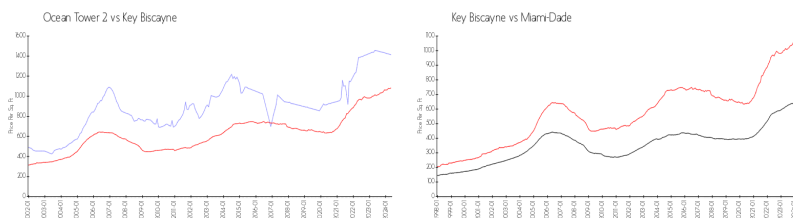
Ocean Tower two Condominium Association Inc  
(305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	3,581 sq ft	Dec 2023	\$5,450,000	\$1,522
206	3,989 sq ft	Jun 2023	\$5,250,000	\$1,316

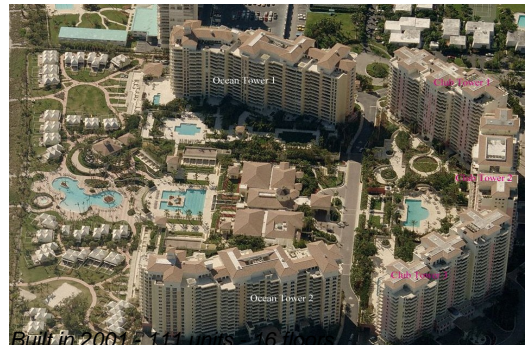
## Market Information



Ocean Tower 2:	\$1414/sq. ft.	Key Biscayne:	\$1083/sq. ft.
Key Biscayne:	\$1083/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ocean Tower 2	5%
Key Biscayne	2%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Ocean Tower 2	52 days
Key Biscayne	96 days
Miami-Dade	81 days