

Unit 424 - Ocean Sound - Key Colony 2

424 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11582955
 Status: Active
 Size: 1,532 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,475,000
 List PPSF: \$963
 Valuated Price: \$1,327,000
 Valuated PPSF: \$866

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: 310
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

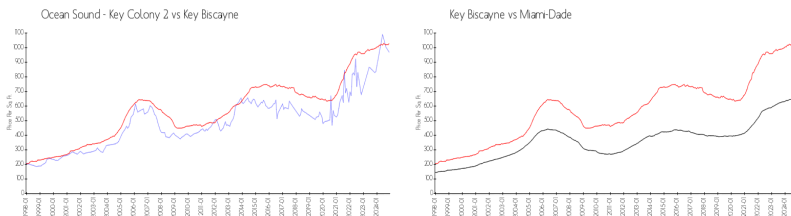
Building Association Information

Key Colony 2 Condominium Assn
 Key Colony 1 Condominium
 Association Inc, Tidemark,
 251 Crandon Blvd,
 Key Biscayne, FL 33149
 Phone: (305) 361-9351

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1034	1,560 sq ft	Dec 2024	\$1,825,000	\$1,170
334	1,560 sq ft	Sep 2024	\$1,630,000	\$1,045
426	1,532 sq ft	Sep 2024	\$1,145,000	\$747
428	1,532 sq ft	Jun 2024	\$1,500,000	\$979
223	1,838 sq ft	May 2024	\$1,225,000	\$666

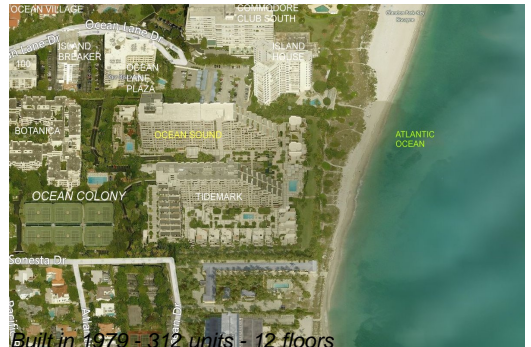
Market Information



Ocean Sound - Key Colony 2: \$964/sq. ft.
 Key Biscayne: \$1029/sq. ft.
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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Ocean Sound - Key Colony 2: 1%
 Key Biscayne: 3%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Ocean Sound - Key Colony 2	112 days
Key Biscayne	95 days
Miami-Dade	90 days