

# 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:	\$1,279,000
Valuated PPSF:	\$835

*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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

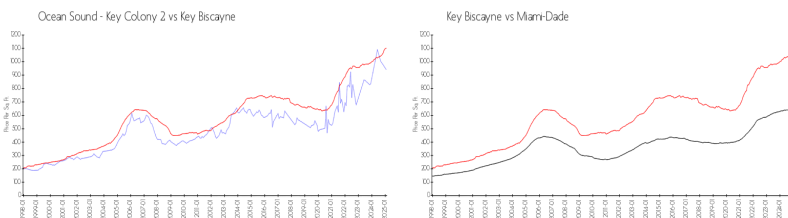
## Building Association Information

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

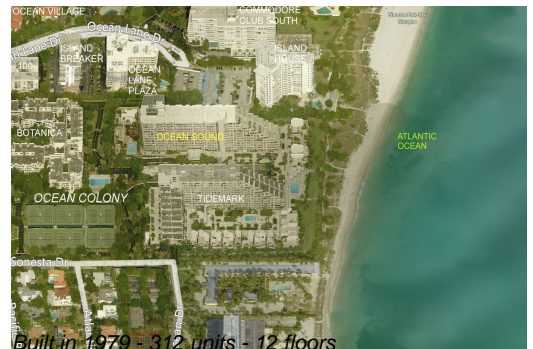
## Market Information



Ocean Sound - Key Colony 2:	\$929/sq. ft.	Key Biscayne:	\$1103/sq. ft.
Key Biscayne:	\$1103/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

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



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

Ocean Sound - Key Colony 2	112 days
Key Biscayne	96 days
Miami-Dade	94 days