

# Unit 707 - Ocean Tower 2

707 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11588565
Status:	Active Under Contract
Size:	3,581 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,490,000
List PPSF:	\$1,254
Valuated Price:	\$5,200,000
Valuated PPSF:	\$1,452

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

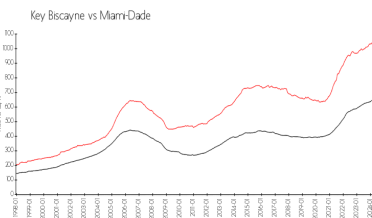
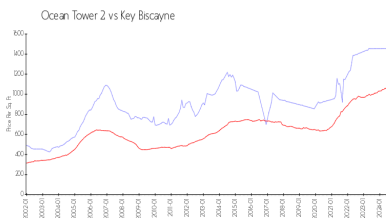
Ocean Tower two Condominium Association Inc  
(305) 365-7775

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	2,510 sq ft	Jul 2024	\$3,900,000	\$1,554
407	3,581 sq ft	Jun 2024	\$4,710,000	\$1,315
907	3,581 sq ft	Dec 2023	\$5,450,000	\$1,522

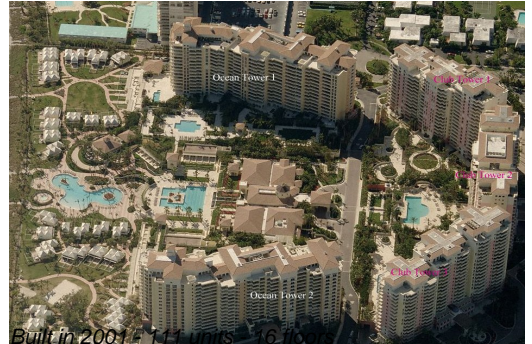
## Market Information



Ocean Tower 2:	\$1457/sq. ft.	Key Biscayne:	\$1034/sq. ft.
Key Biscayne:	\$1034/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Ocean Tower 2	3%
Key Biscayne	3%
Miami-Dade	4%



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

Ocean Tower 2	86 days
Key Biscayne	99 days
Miami-Dade	84 days