

# Unit D604 - Towers of Key Biscayne 2

D604 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11598147
Status:	Active
Size:	1,409 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,420,000
List PPSF:	\$1,008
Valuated Price:	\$971,000
Valuated PPSF:	\$689

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:	269
Number of active listings for rent:	3
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

## Building Association Information

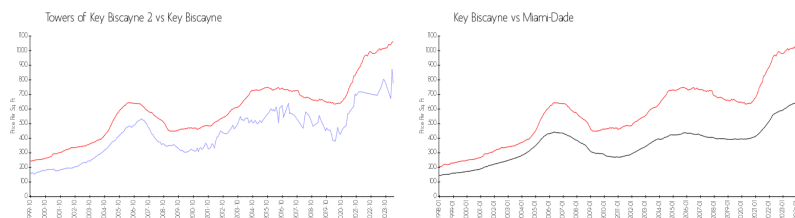
The Towers of Key Biscayne Condominium Association  
(305) 361-9114

<http://www.tkbonline.com/contact-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E306	1,409 sq ft	Jun 2024	\$760,000	\$539
E804	1,409 sq ft	May 2024	\$855,000	\$607
F1003	1,597 sq ft	May 2024	\$1,375,000	\$861
F1207	1,782 sq ft	Apr 2024	\$1,600,000	\$898
E1107	1,782 sq ft	Apr 2024	\$1,750,000	\$982

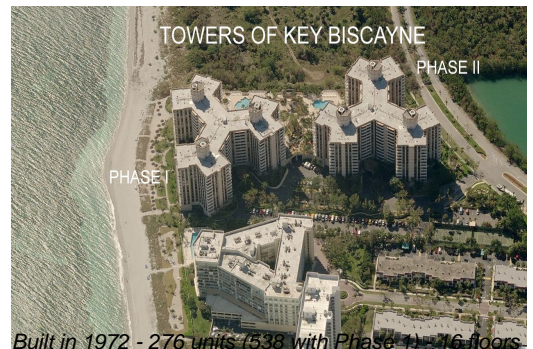
## Market Information



Towers of Key Biscayne 2:	\$775/sq. ft.	Key Biscayne:	\$1064/sq. ft.
Key Biscayne:	\$1064/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Towers of Key Biscayne 2	6%
Key Biscayne	2%
Miami-Dade	3%



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

Towers of Key Biscayne 2	66 days
Key Biscayne	97 days
Miami-Dade	82 days