

# Unit 10CN - Mar Azul

10CN - 600 Grapetree Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11600528  
 Status: Pending  
 Size: 2,366 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Covered Parking  
 View:  
 List Price: \$2,450,000  
 List PPSF: \$1,036  
 Valuated Price: \$2,328,000  
 Valuated PPSF: \$984

*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: 127  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

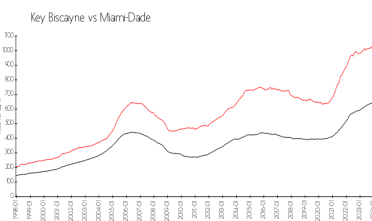
## Building Association Information

Condominium Mar-Azul  
 (305) 361-5003

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4GN	1,670 sq ft	Jun 2024	\$1,470,000	\$880
5ES	2,690 sq ft	Nov 2023	\$2,400,000	\$892
PH11ES	2,834 sq ft	Oct 2023	\$2,000,000	\$706
10BN	2,788 sq ft	Jul 2023	\$2,500,000	\$897

## Market Information

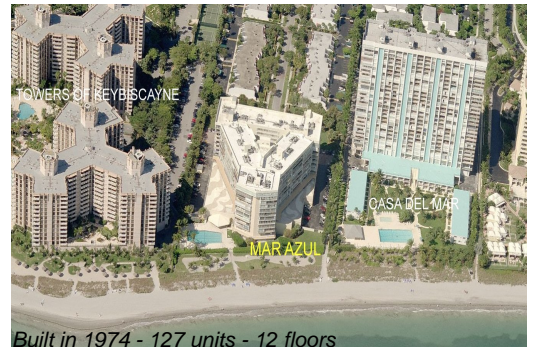


Mar Azul: \$996/sq. ft.      Key Biscayne: \$1064/sq. ft.  
 Key Biscayne: \$1064/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Mar Azul: 0%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Mar Azul  
Key Biscayne  
Miami-Dade

64 days  
96 days  
82 days