

Unit 705 - Club Tower 2

705 - 785 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11608850
 Status: Active
 Size: 2,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$2,675,000
 List PPSF: \$1,274
 Valuated Price: \$2,580,000
 Valuated PPSF: \$1,229

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: 101
 Number of active listings for rent: 6
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

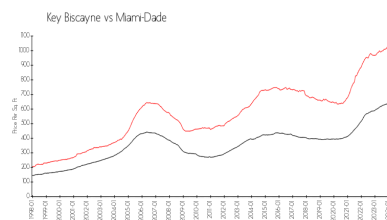
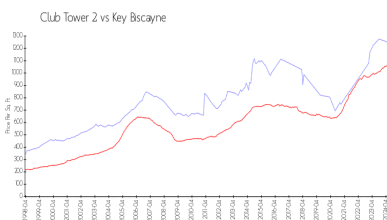
Club Towers Condo Association Inc
 305-365-8437
 305-361-9975

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	2,500 sq ft	Jun 2024	\$3,625,000	\$1,450
106	1,330 sq ft	Oct 2023	\$1,300,000	\$977
1801	2,790 sq ft	Oct 2023	\$3,800,000	\$1,362

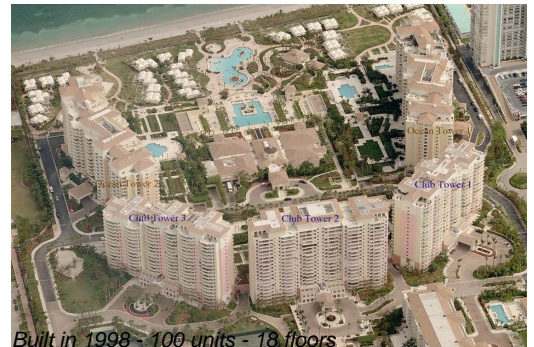
Market Information



Club Tower 2:	\$1249/sq. ft.	Key Biscayne:	\$1016/sq. ft.
Key Biscayne:	\$1016/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Club Tower 2 2%
 Key Biscayne 2%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Club Tower 2

112 days

Key Biscayne

92 days

Miami-Dade

83 days