

Unit 704 - Ocean Tower 2

704 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11614177
Status:	Active Under Contract
Size:	2,510 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$3,295,000
List PPSF:	\$1,313
Valuated Price:	\$3,791,000
Valuated PPSF:	\$1,510

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:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

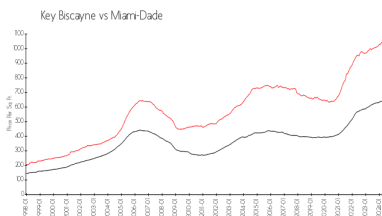
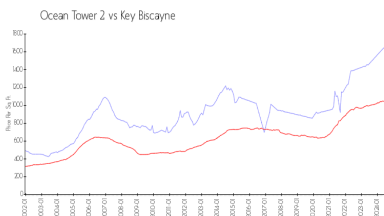
Ocean Tower two Condominium Association Inc
(305) 365-7775

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	3,581 sq ft	Sep 2024	\$4,500,000	\$1,257
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

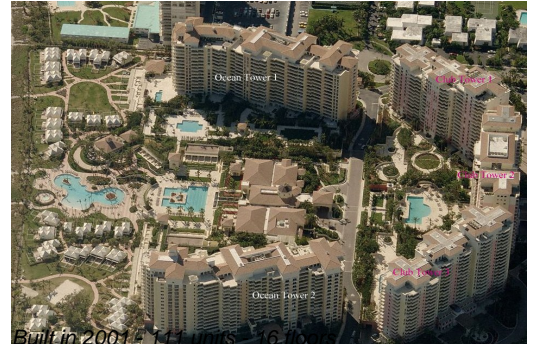


Ocean Tower 2:	\$1696/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Ocean Tower 2
Key Biscayne
Miami-Dade

90 days
102 days
85 days