

# Unit 106 - Club Tower 3

106 - 781 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11618354  
 Status: Active  
 Size: 1,330 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,390,000  
 List PPSF: \$1,045  
 Valuated Price: \$1,390,000  
 Valuated PPSF: \$1,045



*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: 88  
 Number of active listings for rent: 5  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

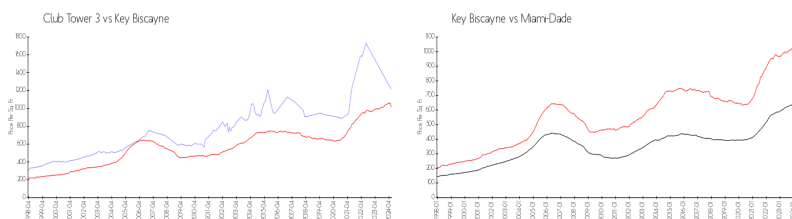
Club Towers Condo Association Inc  
 305 365-8302  
 305-365-8304  
 305-361-9975

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	2,500 sq ft	Jun 2024	\$4,000,000	\$1,600
805	2,100 sq ft	May 2024	\$3,000,000	\$1,429

## Market Information



Club Tower 3: \$1213/sq. ft.  
 Key Biscayne: \$1016/sq. ft.  
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 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Club Tower 3: 2%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

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

Club Tower 3	158 days
Key Biscayne	92 days
Miami-Dade	83 days