

Unit 906 - Ocean Tower 1

906 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11618989
 Status: Active
 Size: 2,605 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$3,800,000
 List PPSF: \$1,459
 Valuated Price: \$3,192,000
 Valuated PPSF: \$1,225

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: 5
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

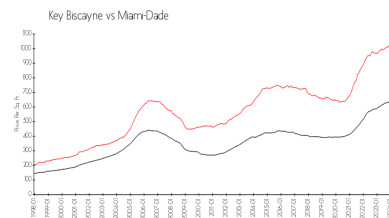
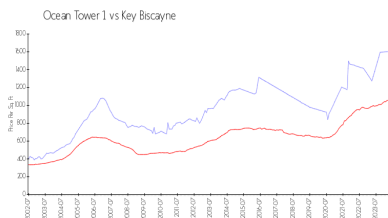
Ocean Tower One Condominium Association
 305-365-0090

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	3,011 sq ft	Jun 2024	\$2,737,500	\$909
1004	3,084 sq ft	May 2024	\$4,471,800	\$1,450
1506	2,605 sq ft	Oct 2023	\$3,950,000	\$1,516

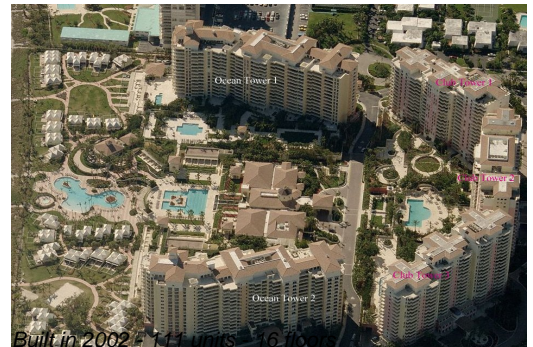
Market Information



Ocean Tower 1: \$1365/sq. ft.
 Key Biscayne: \$1016/sq. ft.
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 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Ocean Tower 1: 4%
 Key Biscayne: 2%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Ocean Tower 1	296 days
Key Biscayne	92 days
Miami-Dade	83 days