

# Unit 237 - Ocean Sound - Key Colony 2

237 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11625772  
 Status: Active  
 Size: 1,532 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,290,000  
 List PPSF: \$842  
 Valuated Price: \$1,490,000  
 Valuated PPSF: \$973

*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: 310  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

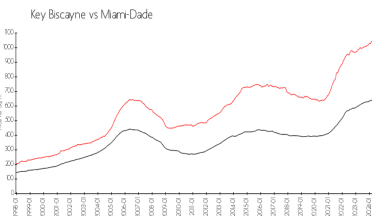
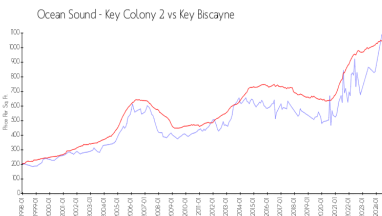
## Building Association Information

Key Colony 2 Condominium Assn  
 Key Colony 1 Condominium  
 Association Inc,Tidemark,  
 251 Crandon Blvd,  
 Key Biscayne, FL 33149  
 Phone: (305) 361-9351

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
334	1,560 sq ft	Sep 2024	\$1,630,000	\$1,045
426	1,532 sq ft	Sep 2024	\$1,145,000	\$747
428	1,532 sq ft	Jun 2024	\$1,500,000	\$979
223	1,838 sq ft	May 2024	\$1,225,000	\$666
706	1,546 sq ft	Apr 2024	\$1,250,000	\$809

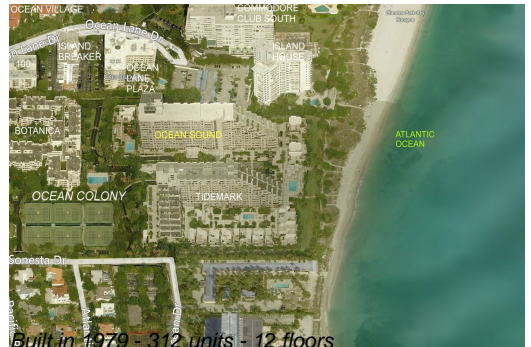
## Market Information



Ocean Sound - Key Colony 2: \$1054/sq. ft.  
 Key Biscayne: \$1025/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

Ocean Sound - Key Colony 2	108 days
Key Biscayne	101 days
Miami-Dade	86 days