

Unit 106 - Botanica

106 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11642839
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,250,000
 Valuated Price: \$1,088,000
 Valuated PPSF: \$680

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: 288
 Number of active listings for rent: 26
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

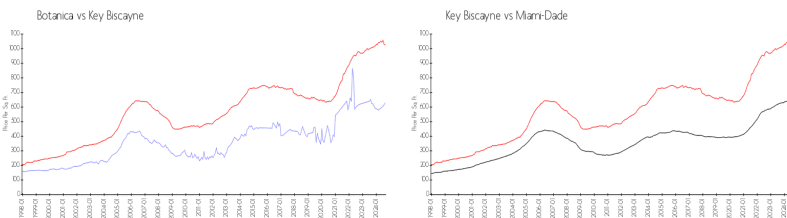
Building Association Information

Key Colony Number Four Condominium Association Inc Botanica
 (305) 361-3662

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414	1,720 sq ft	Nov 2024	\$965,000	\$561
302	1,820 sq ft	Oct 2024	\$1,812,500	\$996
305	1,600 sq ft	Jul 2024	\$960,000	\$600
348	1,600 sq ft	Jun 2024	\$1,050,000	\$656
333	1,600 sq ft	Mar 2024	\$920,000	\$575

Market Information



Botanica: \$629/sq. ft. Key Biscayne: \$1025/sq. ft.
 Key Biscayne: \$1025/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Botanica: 2%
 Key Biscayne: 3%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Botanica: 96 days
 Key Biscayne: 101 days
 Miami-Dade: 86 days

