

# Unit 1408 - Ocean Tower 2

1408 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11644690  
 Status: Active  
 Size: 5,207 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available

View:  
 List Price: \$10,550,000  
 List PPSF: \$2,026  
 Valuated Price: \$9,032,000  
 Valuated PPSF: \$1,735

*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

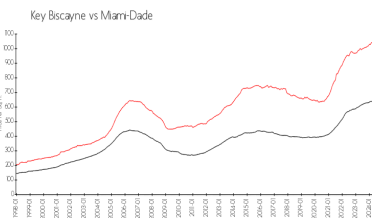
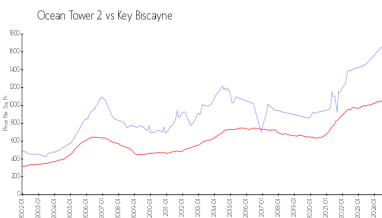
Ocean Tower two Condominium Association Inc  
 (305) 365-7775

<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

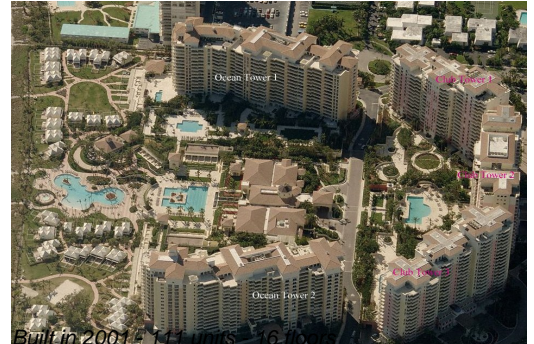


Ocean Tower 2: \$1696/sq. ft.      Key Biscayne: \$1025/sq. ft.  
 Key Biscayne: \$1025/sq. ft.      Miami-Dade: \$694/sq. ft.

## 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  
101 days  
86 days