

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

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|--|-----|
| 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

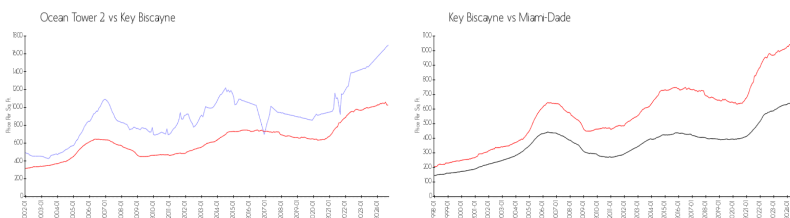
Ocean Tower two Condominium Association Inc
(305) 365-7775

<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

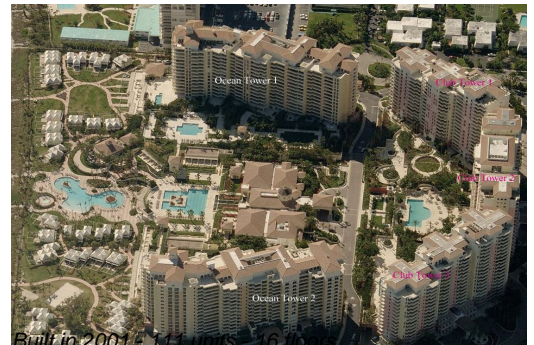


| | | | |
|----------------|----------------|---------------|----------------|
| Ocean Tower 2: | \$1696/sq. ft. | Key Biscayne: | \$1025/sq. ft. |
| Key Biscayne: | \$1025/sq. ft. | Miami-Dade: | \$694/sq. ft. |

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