

# Unit E503 - Towers of Key Biscayne 2

E503 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11645139
Status:	Cancelled
Size:	1,409 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$1,600,000
List PPSF:	\$1,136
Valuated Price:	\$872,000
Valuated PPSF:	\$619

*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:	269
Number of active listings for rent:	3
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

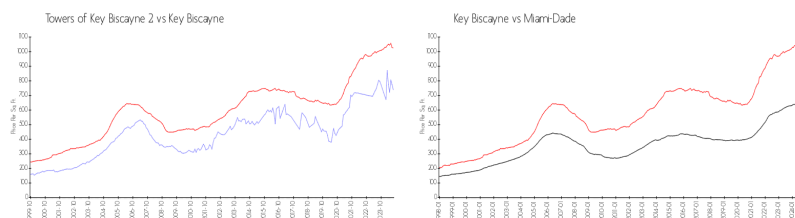
The Towers of Key Biscayne Condominium Association  
(305) 361-9114

<http://www.tkbonline.com/contact-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E308	1,782 sq ft	Nov 2024	\$1,160,000	\$651
D1207	1,782 sq ft	Nov 2024	\$1,980,000	\$1,111
D105	1,409 sq ft	Aug 2024	\$810,000	\$575
E1108	1,782 sq ft	Jul 2024	\$1,610,000	\$903
E306	1,409 sq ft	Jun 2024	\$760,000	\$539

## Market Information

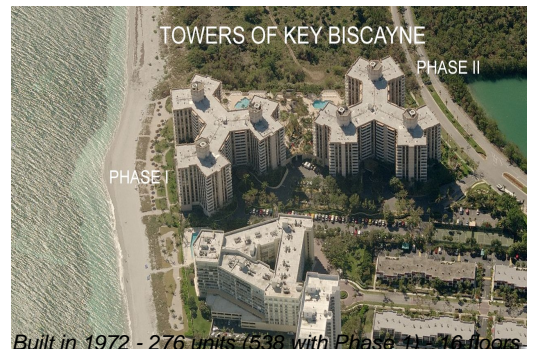


Towers of Key Biscayne 2:	\$740/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Towers of Key Biscayne 2	7%
Key Biscayne	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Built in 1972 - 276 units (536 with Phase I) - 46 floors

Towers of Key Biscayne 2

Key Biscayne

Miami-Dade

65 days

101 days

87 days