

# Unit 322 - Tidemark

322 - 201 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11652423  
 Status: Active  
 Size: 1,541 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,100,000  
 List PPSF: \$714  
 Valuated Price: \$1,148,000  
 Valuated PPSF: \$745

*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: 283  
 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: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

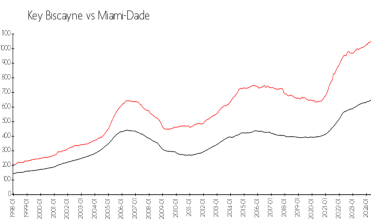
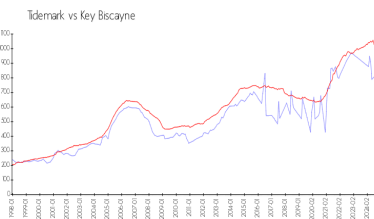
## Building Association Information

The Tidemark At Key Colony  
 201 Crandon Blvd, Key Biscayne, FL 33149  
 (305) 361-5725

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
900	2,169 sq ft	Nov 2024	\$2,550,000	\$1,176
323	1,653 sq ft	Oct 2024	\$950,820	\$575
420	1,009 sq ft	Oct 2024	\$760,000	\$753
129	1,809 sq ft	Jul 2024	\$1,525,000	\$843
638	1,541 sq ft	Jun 2024	\$1,350,000	\$876
145	1,850 sq ft	Jun 2024	\$1,450,000	\$784

## Market Information



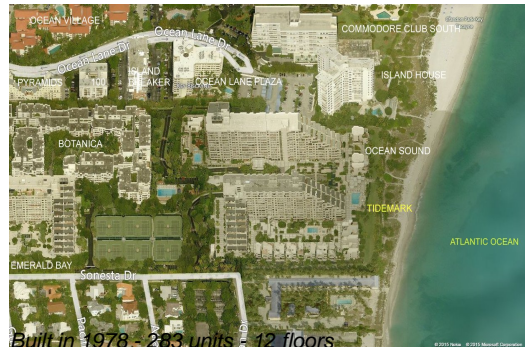
Tidemark: \$815/sq. ft.      Key Biscayne: \$1025/sq. ft.  
 Key Biscayne: \$1025/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Tidemark: 1%  
 Key Biscayne: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Tidemark: 39 days  
 Key Biscayne: 101 days



Miami-Dade

86 days