

Unit 2L - Sands

2L - 605 Ocean Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11652797
 Status: Active
 Size: 1,772 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$2,800,000
 List PPSF: \$1,580
 Valuated Price: \$2,120,000
 Valuated PPSF: \$1,196

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: 120
 Number of active listings for rent: 2
 Number of active listings for sale: 5
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

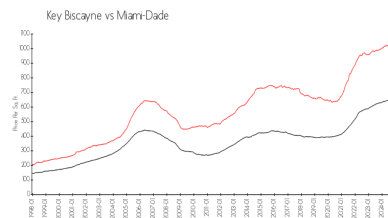
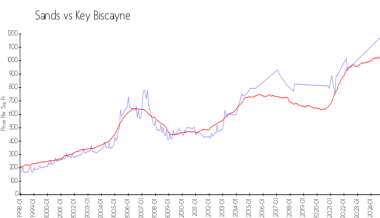
Building Association Information

Sands of Key Biscayne Condominium
 (305) 361-5737

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2J	1,496 sq ft	Nov 2024	\$1,300,000	\$869
4C	1,496 sq ft	Nov 2024	\$1,800,000	\$1,203
7H	1,496 sq ft	Apr 2024	\$1,400,000	\$936
10B	1,772 sq ft	Apr 2024	\$2,500,000	\$1,411

Market Information



Sands: \$1184/sq. ft. Key Biscayne: \$1029/sq. ft.
 Key Biscayne: \$1029/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Sands: 4%
 Key Biscayne: 3%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Sands: 63 days
 Key Biscayne: 94 days
 Miami-Dade: 90 days

