

# Unit 406N - Oceana Key Biscayne

406N - 350 Ocean Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11661984
Status:	Active
Size:	2,257 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$5,850,000
List PPSF:	\$2,592
Valuated Price:	\$5,071,000
Valuated PPSF:	\$2,247

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:	153
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

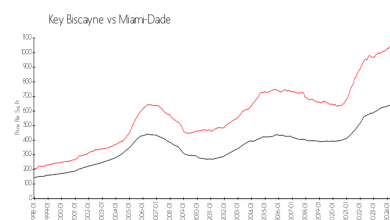
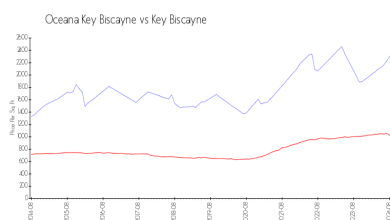
## Building Association Information

Oceana Key Biscayne Condo Association  
Phone: 786-502-2489

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002S	3,354 sq ft	Sep 2024	\$8,400,000	\$2,504
301S	3,798 sq ft	Jun 2024	\$8,500,000	\$2,238
601S	3,791 sq ft	Apr 2024	\$9,600,000	\$2,532
205S	1,830 sq ft	Apr 2024	\$2,700,000	\$1,475
1002N	3,369 sq ft	Apr 2024	\$8,300,000	\$2,464

## Market Information



Oceana Key Biscayne:	\$2359/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Oceana Key Biscayne	5%
Key Biscayne	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Oceana Key Biscayne	225 days
Key Biscayne	103 days
Miami-Dade	86 days

