

# Unit E105 - Towers of Key Biscayne 2

E105 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11670973  
 Status: Active  
 Size: 1,409 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$995,000  
 List PPSF: \$706  
 Valuated Price: \$971,000  
 Valuated PPSF: \$689

*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: 19  
 Building inventory for sale: 7%  
 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: 2

## Building Association Information

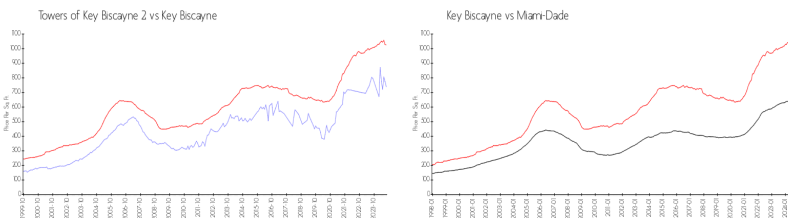
The Towers of Key Biscayne Condominium Association  
 (305) 361-9114

<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  
86 days