

Unit D106 - Towers of Key Biscayne 2

D106 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11678655
 Status: Active
 Size: 1,409 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$1,250,000
 List PPSF: \$887
 Valuated Price: \$1,066,000
 Valuated PPSF: \$757

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: 17
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

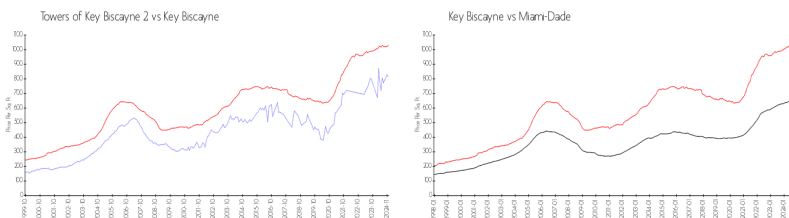
The Towers of Key Biscayne Condominium Association
 (305) 361-9114

<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

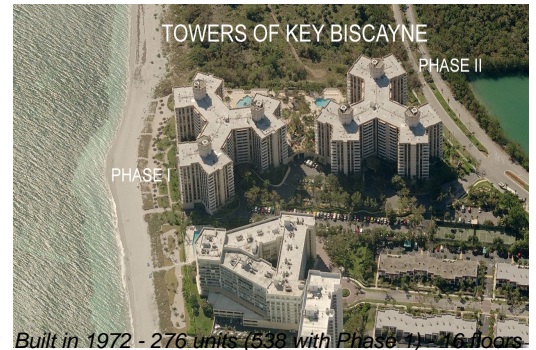


| | | | |
|---------------------------|----------------|---------------|----------------|
| Towers of Key Biscayne 2: | \$813/sq. ft. | Key Biscayne: | \$1029/sq. ft. |
| Key Biscayne: | \$1029/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

Towers of Key Biscayne 2: 6%
 Key Biscayne: 3%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months



Towers of Key Biscayne 2
Key Biscayne
Miami-Dade

65 days
94 days
90 days