

# Unit 2E - Sands

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

## Unit Information

MLS Number:	A11681988
Status:	Active
Size:	1,496 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$1,495,000
List PPSF:	\$999
Valuated Price:	\$1,827,000
Valuated PPSF:	\$1,221

*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:	3
Building inventory for sale:	2%
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

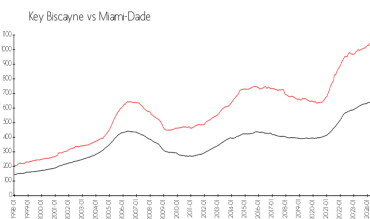
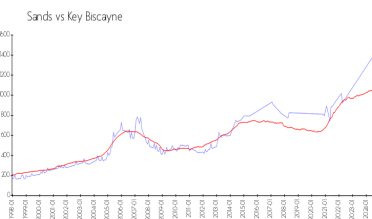
## Building Association Information

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:	\$1422/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Sands	63 days
Key Biscayne	101 days
Miami-Dade	86 days

