

Unit 3K - Sands

3K - 605 Ocean Dr, Key Biscayne, FL, Miami-Dade 33149

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11842920 |
| Status: | Active |
| Size: | 1,496 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,595,000 |
| List PPSF: | \$1,066 |
| Valuated Price: | \$1,548,000 |
| Valuated PPSF: | \$1,035 |

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: | 4 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

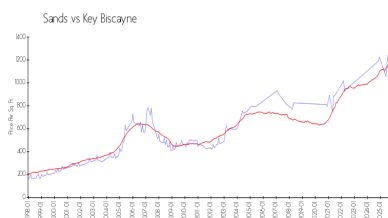
Sands of Key Biscayne Condominium
(305) 361-5737

<https://>

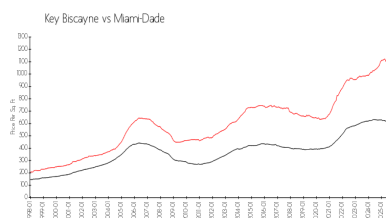
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 6M | 1,772 sq ft | Oct 2025 | \$2,500,000 | \$1,411 |
| 10J | 1,611 sq ft | Sep 2025 | \$1,750,000 | \$1,086 |
| 4L | 1,772 sq ft | Aug 2025 | \$2,120,000 | \$1,196 |
| 2H | 1,496 sq ft | Jun 2025 | \$1,325,000 | \$886 |
| 2E | 1,496 sq ft | May 2025 | \$1,350,000 | \$902 |

Market Information



Sands: \$1252/sq. ft.
Key Biscayne: \$1215/sq. ft.



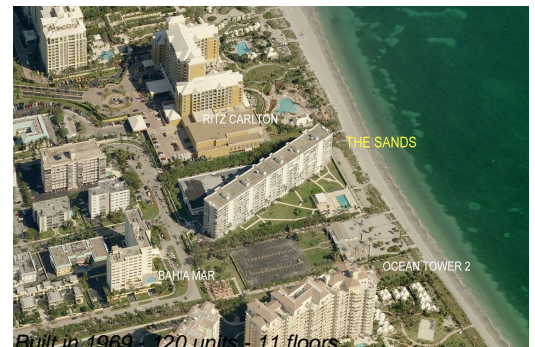
Key Biscayne: \$1215/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

| | |
|--------------|----|
| Sands | 3% |
| Key Biscayne | 2% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------|---------|
| Sands | 81 days |
|-------|---------|



Key Biscayne
Miami-Dade

89 days
77 days