

## Unit 227 - Ocean Sound - Key Colony 2

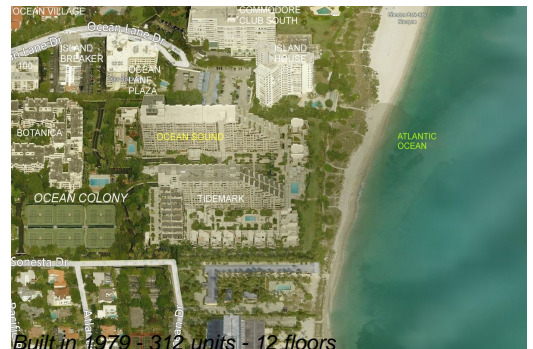
227 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11883237
Status:	Active
Size:	1,546 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking

View:	
List Price:	\$1,900,000
List PPSF:	\$1,229
Valuated Price:	\$1,202,000
Valuated PPSF:	\$777

*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:	310
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

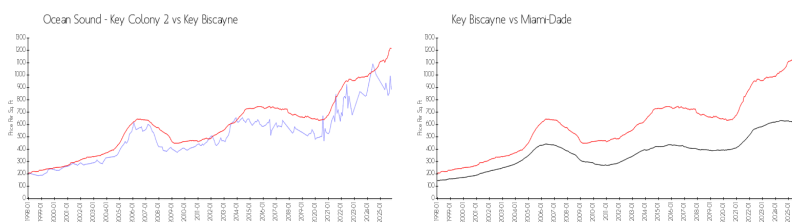
Key Colony 2 Condominium Assn  
Key Colony 1 Condominium  
Association Inc, Tidemark,  
251 Crandon Blvd,  
Key Biscayne, FL 33149  
Phone: (305) 361-9351

https://

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
829	1,532 sq ft	Oct 2025	\$1,420,000	\$927
1233		Sep 2025	\$1,272,000	
904	1,532 sq ft	Aug 2025	\$1,000,000	\$653
624	3,064 sq ft	Aug 2025	\$2,850,000	\$930
222	1,546 sq ft	Aug 2025	\$1,101,500	\$712

## Market Information



Ocean Sound - Key Colony 2:	\$882/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Ocean Sound - Key Colony 2	1%
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Key Biscayne	2%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

Ocean Sound - Key Colony 2	88 days
Key Biscayne	89 days
Miami-Dade	77 days