

Unit 441 - Ocean Sound - Key Colony 2

441 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11893801
Status:	Active
Size:	1,532 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$1,200,000
List PPSF:	\$783
Valuated Price:	\$1,272,000
Valuated PPSF:	\$830

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

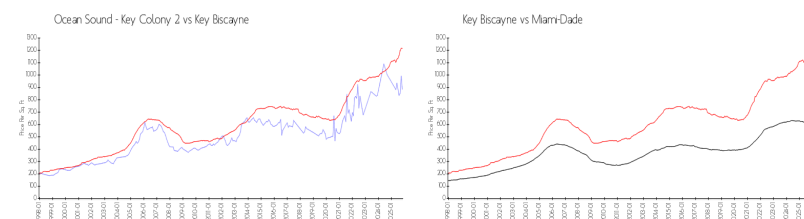
Key Colony 2 Condominium Assn
Key Colony 1 Condominium
Association Inc,Tidemark,
251 Crandon Blvd,
Key Biscayne, FL 33149
Phone: (305) 361-9351

<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

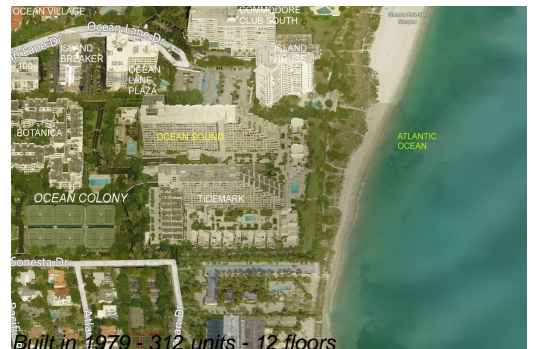
Market Information



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%
Key Biscayne	2%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

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