

Unit 2L - Sands

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

Unit Information

MLS Number:	A11918453
Status:	Active
Size:	1,772 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Open Space Parking
View:	
List Price:	\$2,600,000
List PPSF:	\$1,467
Valuated Price:	\$2,242,000
Valuated PPSF:	\$1,265

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

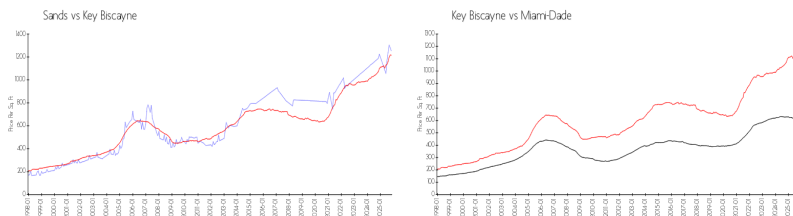
Sands of Key Biscayne Condominium
(305) 361-5737

<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
Key Biscayne
Miami-Dade

81 days
89 days
77 days