

Unit 1207 - Ocean Tower 1

1207 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	F10436936
Status:	Active
Size:	2,510 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Bay,Ocean View,Direct Ocean
List Price:	\$3,960,000
List PPSF:	\$1,578
Valuated Price:	\$3,169,000
Valuated PPSF:	\$1,263

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:	111
Number of active listings for rent:	5
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

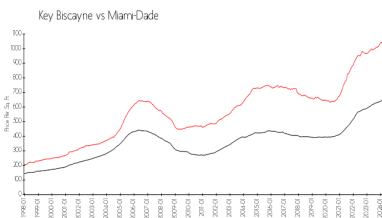
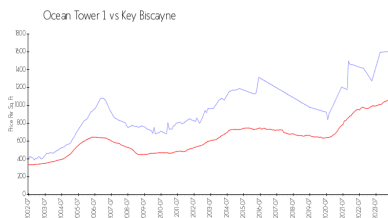
Ocean Tower One Condominium Association
305-365-0090

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	3,011 sq ft	Jun 2024	\$2,737,500	\$909
1004	3,084 sq ft	May 2024	\$4,471,800	\$1,450
1506	2,605 sq ft	Oct 2023	\$3,950,000	\$1,516

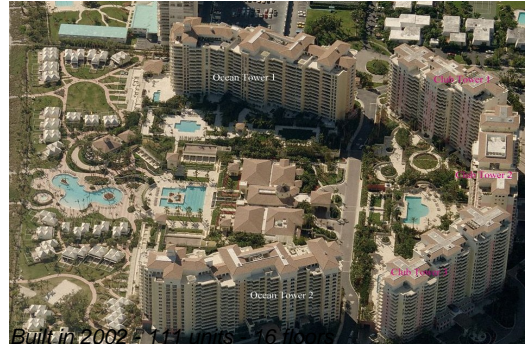
Market Information



Ocean Tower 1:	\$1365/sq. ft.	Key Biscayne:	\$1016/sq. ft.
Key Biscayne:	\$1016/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Ocean Tower 1	4%
Key Biscayne	2%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Ocean Tower 1	296 days
Key Biscayne	92 days
Miami-Dade	83 days