

# Unit 1207 - Ocean Tower 1

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

## Unit Information

MLS Number: F10471102  
 Status: Active  
 Size: 2,510 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Bay,Ocean View,Direct Ocean  
 List Price: \$3,770,000  
 List PPSF: \$1,502  
 Valuated Price: \$3,233,000  
 Valuated PPSF: \$1,288

*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: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

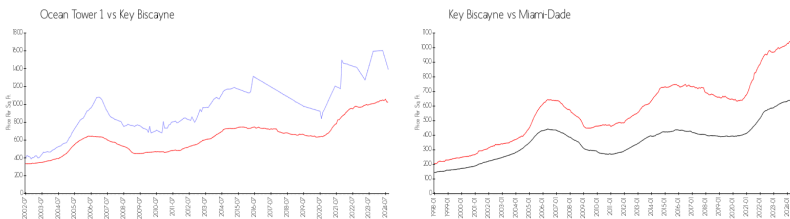
Ocean Tower One Condominium Association  
 305-365-0090

<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

## Market Information



Ocean Tower 1:	\$1396/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ocean Tower 1	420 days
Key Biscayne	103 days

