

Unit PH-6 - Resort Villa 2

PH-6 - 711 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11472638
Status:	Active
Size:	1,310 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,490,000
List PPSF:	\$1,137
Valuated Price:	\$1,428,000
Valuated PPSF:	\$1,090

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:	46
Number of active listings for rent:	2
Number of active listings for sale:	6
Building inventory for sale:	13%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

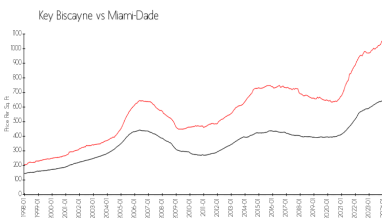
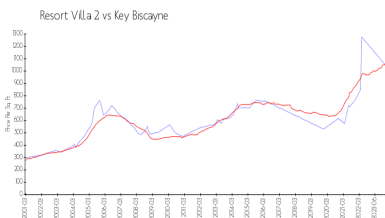
Ocean Club Community Association, Inc
 753 Crandon Blvd Key Biscayne FL33149
 (305) 361-336
 (305)-365-6085

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,830 sq ft	Jun 2023	\$1,900,000	\$1,038

Market Information



Resort Villa 2:	\$1022/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Resort Villa 2	13%
Key Biscayne	2%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Resort Villa 2	30 days
Key Biscayne	97 days
Miami-Dade	81 days