

# Unit 428 - Ocean Sound - Key Colony 2

428 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11473129
Status:	Active Under Contract
Size:	1,532 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,595,000
List PPSF:	\$1,041
Valuated Price:	\$1,595,000
Valuated PPSF:	\$1,041

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

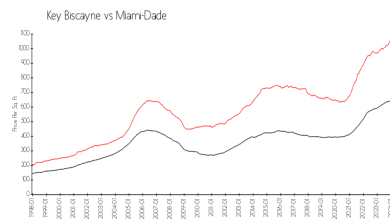
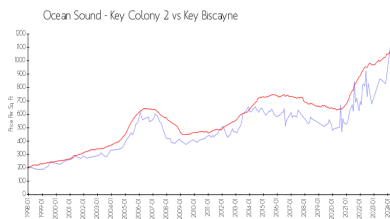
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	1,546 sq ft	Apr 2024	\$1,250,000	\$809
1035	1,546 sq ft	Jan 2024	\$1,575,000	\$1,019
137	1,532 sq ft	Nov 2023	\$1,160,000	\$757
1131	1,546 sq ft	Sep 2023	\$1,375,000	\$889
402	1,464 sq ft	Jun 2023	\$1,265,000	\$864
1036	2,310 sq ft	Jun 2023	\$2,500,000	\$1,082

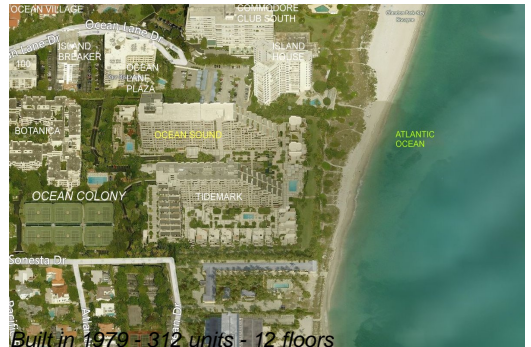
## Market Information



Ocean Sound - Key Colony 2:	\$1158/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Ocean Sound - Key Colony 2	0%
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Key Biscayne	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Ocean Sound - Key Colony 2	88 days
Key Biscayne	97 days
Miami-Dade	81 days