

Unit E803 - Towers of Key Biscayne 2

E803 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11495369
Status:	Active
Size:	1,409 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,225,000
List PPSF:	\$869
Valuated Price:	\$1,057,000
Valuated PPSF:	\$750

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:	269
Number of active listings for rent:	3
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

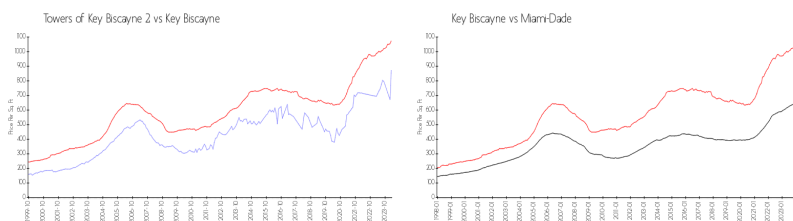
The Towers of Key Biscayne Condominium Association
(305) 361-9114

<http://www.tkbonline.com/contact-us>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1207	1,782 sq ft	Apr 2024	\$1,600,000	\$898
E1107	1,782 sq ft	Apr 2024	\$1,750,000	\$982
F801	1,782 sq ft	Feb 2024	\$1,195,000	\$671
D307	1,782 sq ft	Oct 2023	\$1,750,000	\$982
F203	1,597 sq ft	Sep 2023	\$800,000	\$501

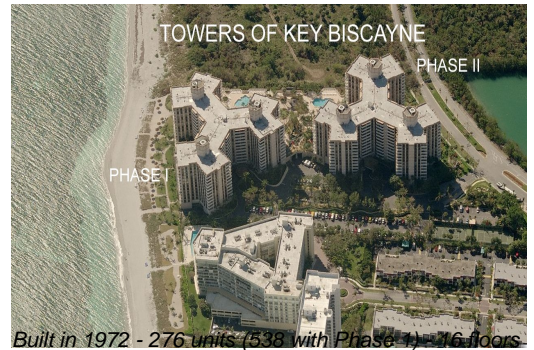
Market Information



Towers of Key Biscayne 2:	\$870/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Towers of Key Biscayne 2	6%
Key Biscayne	2%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Towers of Key Biscayne 2

86 days

Key Biscayne

96 days

Miami-Dade

81 days