

Unit 407 - Resort Villa 2

407 - 711 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11543051
 Status: Active
 Size: 1,450 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Other Parking
 View:
 List Price: \$1,550,000
 List PPSF: \$1,069
 Valuated Price: \$1,434,000
 Valuated PPSF: \$989

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

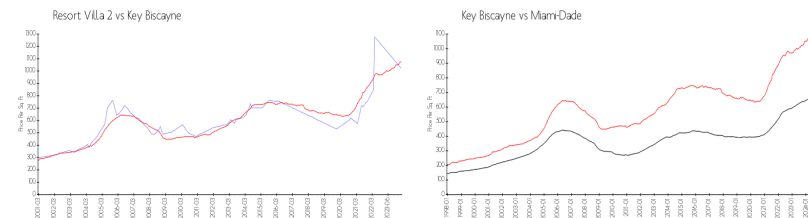
Ocean Club Community Association, Inc
 753 Crandon Blvd Key Biscayne FL33149
 (305) 361-336
 (305)-365-6085

<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 |