

# Unit 1408 - Ocean Tower 2

1408 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11557608  
 Status: Active  
 Size: 5,207 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
 View:  
 List Price: \$12,500,000  
 List PPSF: \$2,401  
 Valuated Price: \$7,819,000  
 Valuated PPSF: \$1,502

*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: 7  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

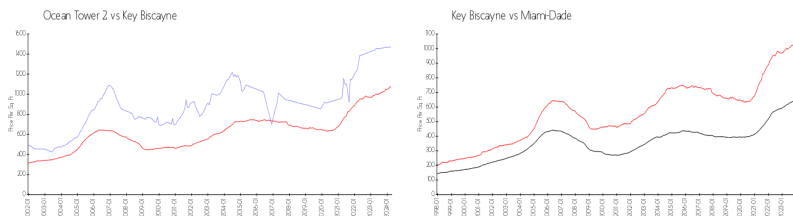
Ocean Tower two Condominium Association Inc  
 (305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 907    | 3,581 sq ft | Dec 2023     | \$5,450,000 | \$1,522 |
| 206    | 3,989 sq ft | Jun 2023     | \$5,250,000 | \$1,316 |
| 502    | 2,510 sq ft | May 2023     | \$2,700,000 | \$1,076 |

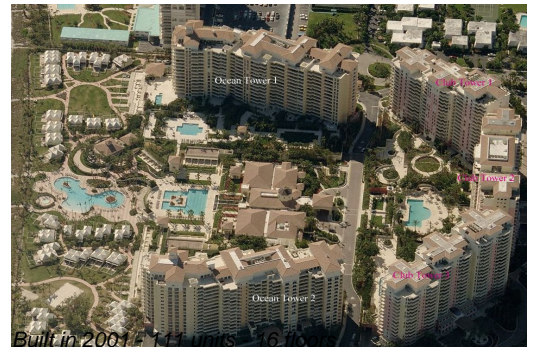
## Market Information



Ocean Tower 2: \$1472/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Ocean Tower 2: 5%  
 Key Biscayne: 2%  
 Miami-Dade: 3%



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

|               |         |
|---------------|---------|
| Ocean Tower 2 | 52 days |
| Key Biscayne  | 97 days |
| Miami-Dade    | 81 days |