

# Unit 401N - Oceana Key Biscayne

401N - 350 Ocean Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11440806
Status:	Active
Size:	3,787 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$9,300,000
List PPSF:	\$2,456
Valuated Price:	\$8,812,000
Valuated PPSF:	\$2,327

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:	153
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

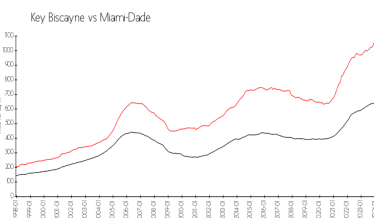
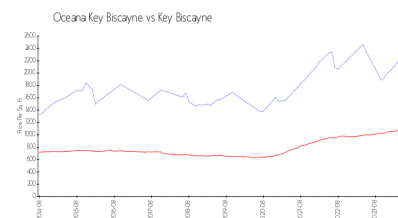
## Building Association Information

Oceana Key Biscayne Condo Association  
Phone: 786-502-2489

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601S	3,791 sq ft	Apr 2024	\$9,600,000	\$2,532
205S	1,830 sq ft	Apr 2024	\$2,700,000	\$1,475
1002N	3,369 sq ft	Apr 2024	\$8,300,000	\$2,464
506S	2,257 sq ft	Dec 2023	\$5,300,000	\$2,348
202S	1,758 sq ft	Oct 2023	\$3,250,000	\$1,849

## Market Information

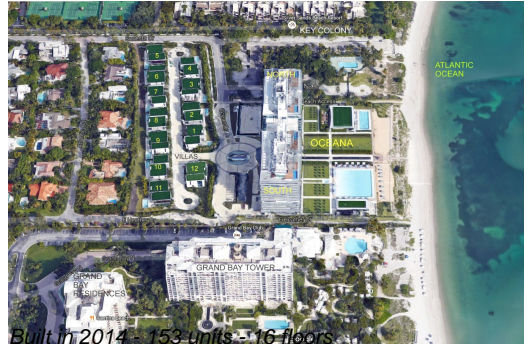


Oceana Key Biscayne:	\$2220/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Oceana Key Biscayne	1%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Oceana Key Biscayne  
Key Biscayne  
Miami-Dade

210 days  
97 days  
81 days