

# Unit 934 - Emerald Bay

934 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11547688  
 Status: Active  
 Size: 1,584 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,595,000  
 List PPSF: \$1,007  
 Valuated Price: \$1,424,000  
 Valuated PPSF: \$899

*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: 284  
 Number of active listings for rent: 7  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

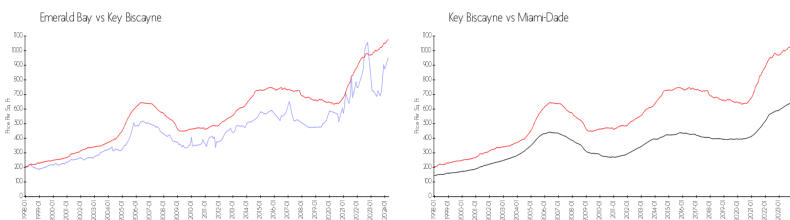
Key Colony Condominium Association - Emerald Bay  
 Manager Office (305) 361-6947  
 info@theemeraldbay.com

[http://theemeraldbay.com/?page\\_id=12](http://theemeraldbay.com/?page_id=12)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1030	2,001 sq ft	Apr 2024	\$2,200,000	\$1,099
431	1,547 sq ft	Mar 2024	\$920,000	\$595
1222	3,127 sq ft	Mar 2024	\$2,750,000	\$879
936	1,532 sq ft	Dec 2023	\$1,400,000	\$914
543	2,330 sq ft	Dec 2023	\$2,050,000	\$880

## Market Information



Emerald Bay: \$953/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Emerald Bay 3%  
 Key Biscayne 2%



Miami-Dade

3%

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

Emerald Bay  
Key Biscayne  
Miami-Dade

201 days  
96 days  
81 days