

# Unit 823 - Emerald Bay

823 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11550841
Status:	Active
Size:	1,778 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$1,425,000
List PPSF:	\$801
Valuated Price:	\$1,666,000
Valuated PPSF:	\$937

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

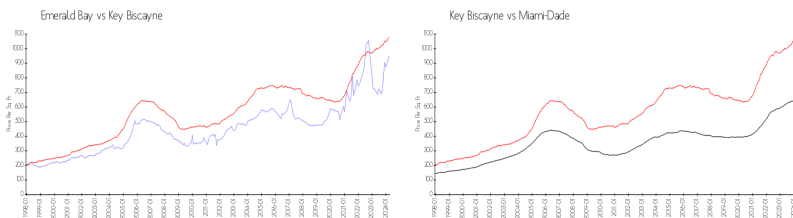
Key Colony Condominium Association - Emerald Bay  
 Manager Office (305) 361-6947  
 info@theemeraldbay.com

[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:	\$695/sq. ft.

## Inventory for Sale

Emerald Bay	3%
Key Biscayne	2%
Miami-Dade	3%



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

Emerald Bay	201 days
Key Biscayne	97 days
Miami-Dade	81 days