

# Unit 630 - Emerald Bay

630 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11587041
Status:	Active
Size:	2,001 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,400,000
List PPSF:	\$1,199
Valuated Price:	\$1,710,000
Valuated PPSF:	\$855

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

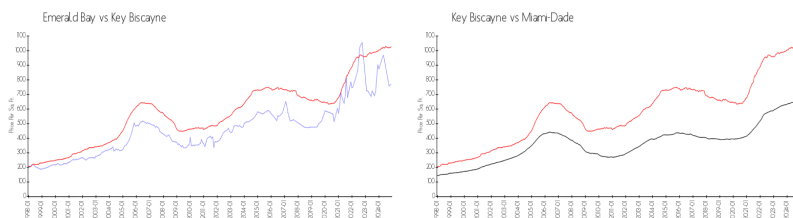
Key Colony Condominium Association - Emerald Bay  
Manager Office (305) 361-6947  
info@theemeraldbay.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1031	1,547 sq ft	Jan 2025	\$1,175,000	\$760
526	1,532 sq ft	Dec 2024	\$900,000	\$587
626	1,532 sq ft	Dec 2024	\$1,260,000	\$822
823	1,778 sq ft	Oct 2024	\$1,325,000	\$745
1002	1,506 sq ft	Jun 2024	\$1,125,000	\$747

## Market Information



Emerald Bay:	\$771/sq. ft.	Key Biscayne:	\$1029/sq. ft.
Key Biscayne:	\$1029/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Emerald Bay	3%
Key Biscayne	3%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months



Emerald Bay  
Key Biscayne  
Miami-Dade

100 days  
95 days  
91 days