

# Unit 534 - Emerald Bay

534 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11638901
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:	\$1,425,000
List PPSF:	\$900
Valuated Price:	\$1,173,000
Valuated PPSF:	\$741

*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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

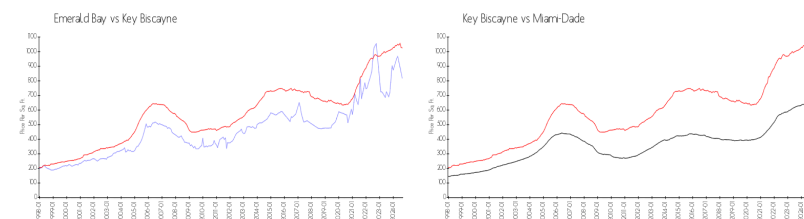
Key Colony Condominium Association - Emerald Bay  
 Manager Office (305) 361-6947  
[info@theemeraldbay.com](mailto:info@theemeraldbay.com)

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
823	1,778 sq ft	Oct 2024	\$1,325,000	\$745
1002	1,506 sq ft	Jun 2024	\$1,125,000	\$747
934	1,584 sq ft	May 2024	\$1,445,000	\$912
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

## Market Information



Emerald Bay:	\$816/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Emerald Bay	4%
Key Biscayne	3%
Miami-Dade	4%



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

Emerald Bay	149 days
Key Biscayne	101 days
Miami-Dade	87 days