

# 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

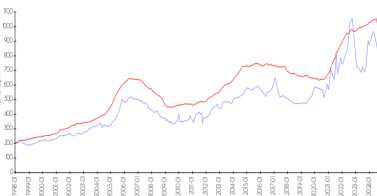
[http://theemeraldbay.com/?page\\_id=12](http://theemeraldbay.com/?page_id=12)

## Recent Sales

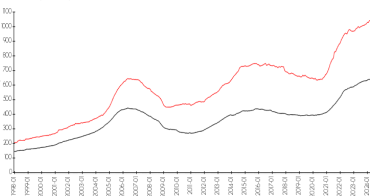
Unit #	Size	Closing Date	Sale Price	PPSF
823	1,778 sq ft	Oct 2024	\$1,325,000	\$745
1002	1,506 sq ft	Jun 2024	\$1,125,000	\$747
934	1,584 sq ft	May 2024	\$1,445,000	\$912
1030	2,001 sq ft	Apr 2024	\$2,200,000	\$1,099
431	1,547 sq ft	Mar 2024	\$920,000	\$595
1222	3,127 sq ft	Mar 2024	\$2,750,000	\$879

## Market Information

Emerald Bay vs Key Biscayne



Key Biscayne vs Miami-Dade



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