

Unit 626 - Emerald Bay

626 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11681484
 Status: Active
 Size: 1,532 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,295,000
 List PPSF: \$845
 Valuated Price: \$1,145,000
 Valuated PPSF: \$747

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: 3
 Number of sales over the last 3 months: 1

Building Association Information

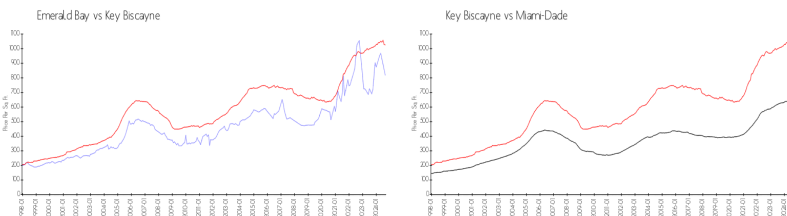
Key Colony Condominium Association - Emerald Bay
 Manager Office (305) 361-6947
 info@theemeraldbay.com

http://theemeraldbay.com/?page_id=12

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
Key Biscayne
Miami-Dade

149 days
101 days
86 days