

Unit 540 - Emerald Bay

540 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11689097
 Status: Active
 Size: 1,532 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,075,000
 List PPSF: \$702
 Valuated Price: \$1,134,000
 Valuated PPSF: \$740

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

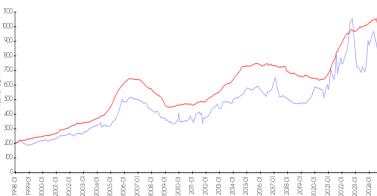
http://theemeraldbay.com/?page_id=12

Recent Sales

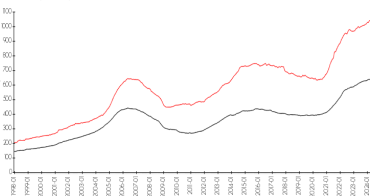
Unit #	Size	Closing Date	Sale Price	PPSF
823	1,778 sq ft	Oct 2024	\$1,325,000	\$745
1002	1,506 sq ft	Jun 2024	\$1,125,000	\$747
934	1,584 sq ft	May 2024	\$1,445,000	\$912
1030	2,001 sq ft	Apr 2024	\$2,200,000	\$1,099
431	1,547 sq ft	Mar 2024	\$920,000	\$595
1222	3,127 sq ft	Mar 2024	\$2,750,000	\$879

Market Information

Emerald Bay 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	86 days