

Unit 120 - Emerald Bay

120 - 151 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11690892
 Status: Active
 Size: 1,454 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,150,000
 List PPSF: \$791
 Valuated Price: \$1,034,000
 Valuated PPSF: \$711

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

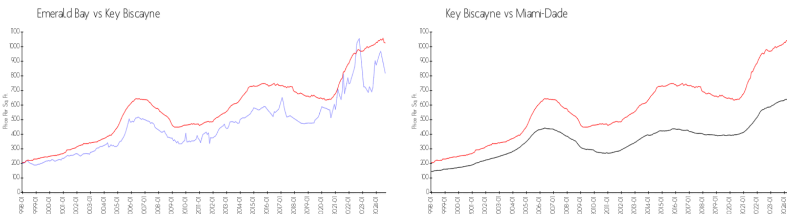
Key Colony Condominium Association - Emerald Bay
 Manager Office (305) 361-6947
 info@theemeraldbay.com

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