

# Market Report

September, 2020



## Emerald Bay

151 Crandon BLVD  
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Emerald Bay in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [emeraldbaycondosforsale.com](http://emeraldbaycondosforsale.com).

## Property Stats

POSTAL CODE 33149

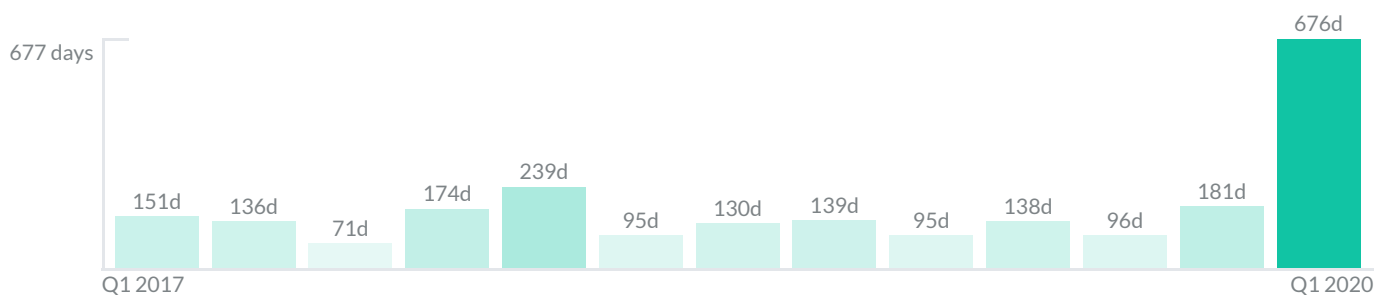
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

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PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Alpha Charter Of Excellence  
1/10

MIDDLE SCHOOL  
Young Womens Preparatory Academy  
10/10

HIGH SCHOOL  
Mast Academy  
10/10

# Insights

IN EMERALD BAY

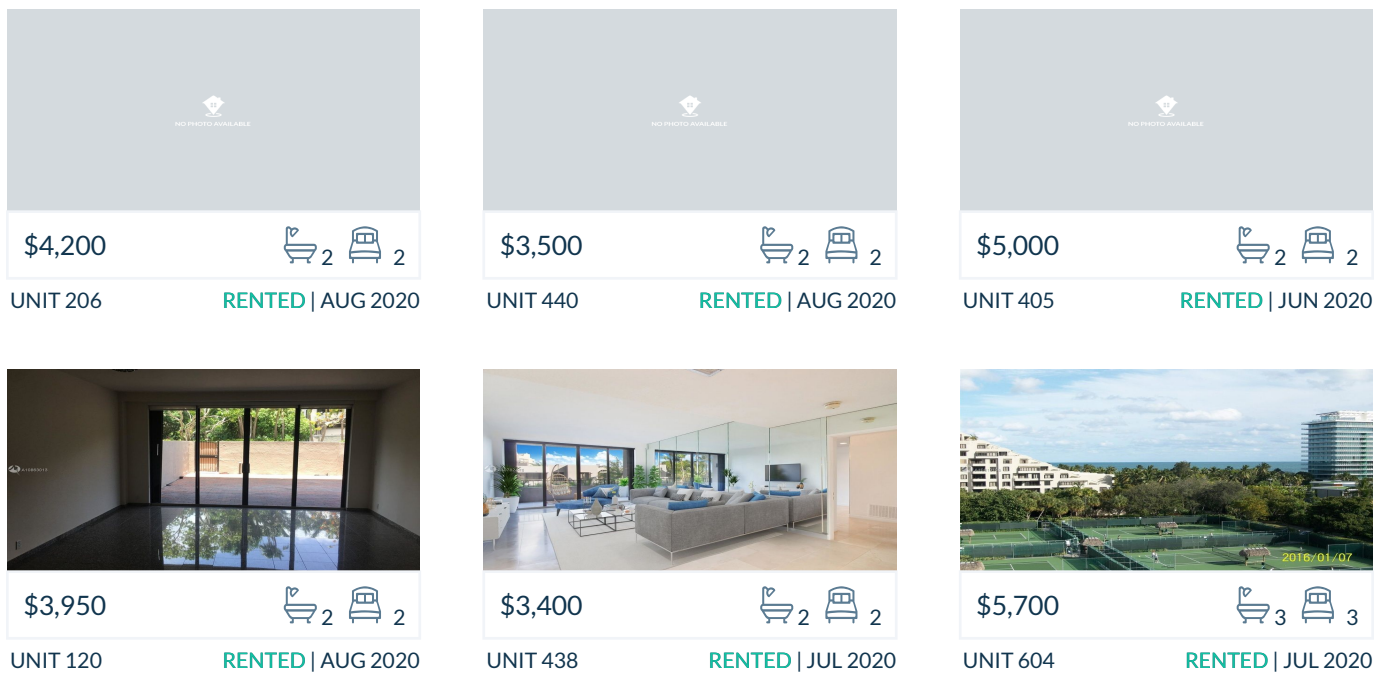
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Emerald Bay



## Sold

LAST 20 PROPERTIES SOLD IN EMERALD BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH11...	\$2,173,265	5/5	\$692.6	3,138	Jan 2020	676
836	\$825,000	2/2	\$538.5	1,532	Oct 2019	181
504	\$620,000	2/2	\$404.7	1,532	Aug 2019	95
534	\$590,000	2/2	\$372.5	1,584	Jul 2019	N/A
241	\$695,000	2/2	\$453.7	1,532	Jul 2019	97
1004	\$1,300,000	2/2	\$707.3	1,838	Jun 2019	60
334	\$590,000	2/2	\$372.5	1,584	May 2019	216
330	\$899,000	3/3	\$449.3	2,001	Mar 2019	126
936	\$1,149,000	3/2	\$750.0	1,532	Jan 2019	64
733	\$775,000	2/2	\$501.3	1,546	Oct 2018	139
336	\$770,000	2/2	\$502.6	1,532	Jul 2018	130
1102	\$1,299,000	2/2	\$706.7	1,838	May 2018	20
440	\$625,000	2/2	\$408.0	1,532	Apr 2018	133
440	\$625,000	2/2	\$408.0	1,532	Apr 2018	133
904	\$1,249,000	2/2	\$663.7	1,882	Jan 2018	239
904	\$1,249,000	2/2	\$663.7	1,882	Jan 2018	239
526	\$3,500	2/2	\$2.3	1,532	Dec 2017	174
635	\$799,000	2/2	\$516.5	1,547	Jul 2017	71
635	\$799,000	2/2	\$516.5	1,547	Jul 2017	71
300	\$820,000	2/2	\$558.2	1,469	Jun 2017	210

## Rented

LAST 20 PROPERTIES RENTED IN EMERALD BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
206	\$4,200	2/2	\$2.7	1,547	Jul 2020	116
440	\$3,500	2/2	\$2.3	1,532	Jul 2020	52
405	\$5,000	2/2	\$2.7	1,821	Jun 2020	36
120	\$3,950	2/2	\$2.7	1,454	Jun 2020	10
438	\$3,400	2/2	\$2.2	1,547	May 2020	134
604	\$5,700	3/3	\$2.8	2,010	Apr 2020	4
700	\$3,700	2/2	\$2.6	1,440	Apr 2020	51
539	\$3,990	2/2	N/A	N/A	Mar 2020	134
1029	\$4,500	2/2	\$2.9	1,532	Mar 2020	34
202-2...	\$7,000	4/4	\$2.3	3,038	Feb 2020	14
504	\$3,700	2/2	\$2.4	1,532	Jan 2020	45
208	\$5,900	3/3	\$2.9	2,010	Jan 2020	14
1002	\$4,100	2/2	\$2.7	1,506	Dec 2019	67
726	\$4,200	2/2	\$2.7	1,532	Dec 2019	105
741	\$8,400	3/3	\$3.6	2,328	Oct 2019	47
824	\$10,000	4/4	\$3.3	3,064	Sep 2019	28
342	\$4,400	3/2	\$2.8	1,547	Jul 2019	173
334	\$3,700	2/2	\$2.3	1,584	Jul 2019	28
736	\$4,800	2/2	\$3.1	1,532	Jun 2019	N/A
122	\$4,100	2/2	\$2.8	1,467	Jun 2019	33

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
107	\$1,077,000	2/2	\$724.8	1486	Aug 2020	FABIOT SAN...
237	\$4,000/mth	2/2	\$2.6	1532	Aug 2020	N/A
240	\$4,500/mth	2/2	\$2.9	1532	Aug 2020	MARIANA NIRO
407	\$798,000	2/2	N/A	N/A	Aug 2020	N/A
433	\$1,475,000	4/4	\$476.9	3093	Aug 2020	NICOLAS G V...
505	\$3,600/mth	2/2	\$2.0	1821	Aug 2020	ARNOLD M S...
524	\$3,550/mth	2/2	\$2.3	1532	Aug 2020	N/A
537	\$4,500/mth	2/2	\$2.9	1532	Jun 2020	N/A
542	\$6,900/mth	3/3	\$3.0	2330	Jun 2020	N/A
602	\$3,500/mth	2/2	\$2.3	1506	Aug 2020	AVIS HEDGES...
630	\$1,545,000	3/3	N/A	N/A	Jul 2020	MARTIN CARL...
642	\$1,185,000	2/2	\$703.7	1684	Jul 2020	N/A
733	\$1,149,000	2/2	\$743.2	1546	Jan 2020	N/A
822	\$3,700/mth	2/2	\$2.4	1547	Aug 2020	BEATRICE E C...
822	\$790,000	2/2	\$510.7	1547	Aug 2020	BEATRICE E C...
824	\$2,149,000	4/4	\$701.4	3064	Jul 2020	N/A
824	\$8,900/mth	4/4	\$2.9	3064	Jul 2020	N/A
836	\$4,300/mth	2/2	\$2.8	1532	Jul 2020	MARTHA TAR...
922	\$4,000/mth	2/2	\$2.6	1547	Aug 2020	JENNIFER M...
923	\$3,900/mth	2/2	\$2.2	1778	Aug 2020	MARIA ROSA...

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1022	\$4,500/mth	2/2	\$2.9	1547	Aug 2020	N/A
1023	\$5,100/mth	2/2	\$2.9	1778	Jul 2020	N/A
1036	\$4,200/mth	2/2	\$2.7	1532	Jul 2020	ANA MARIA P...
1036	\$850,000	2/2	\$554.8	1532	Jul 2020	ANA MARIA P...
1036	\$4,200/mth	2/2	\$2.7	1532	Aug 2020	ANA MARIA P...
1130	\$1,450,000	3/3	\$724.6	2001	Jul 2020	N/A