

# Market Report

February, 2021



## 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

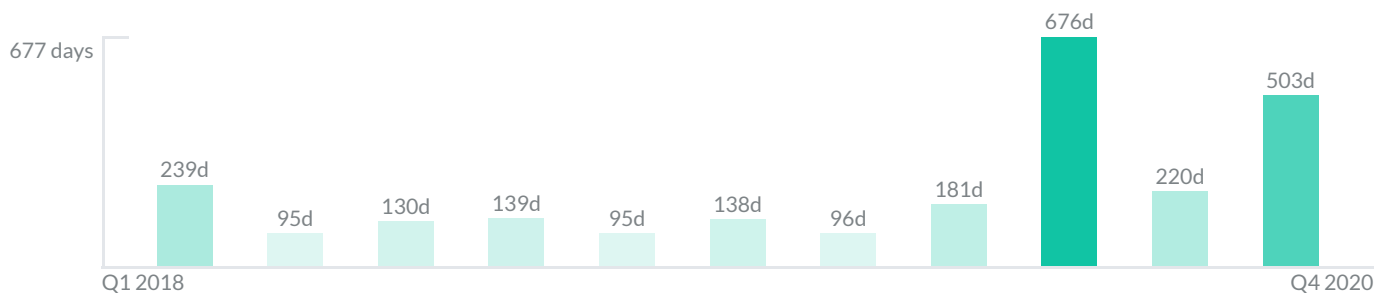
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



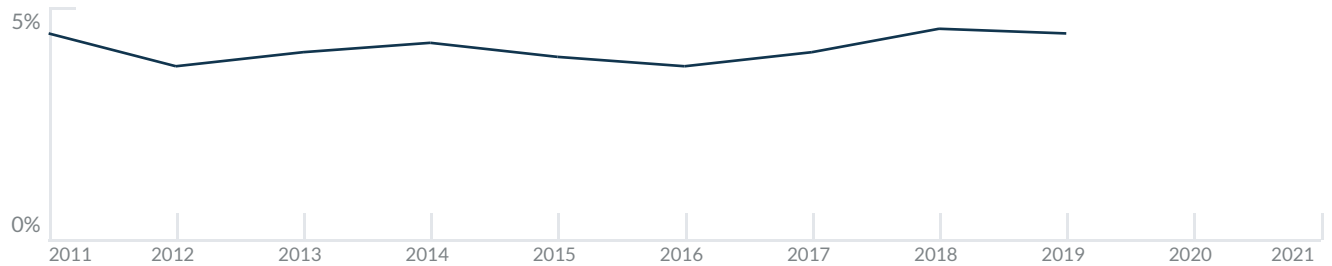
# Mortgage Rates

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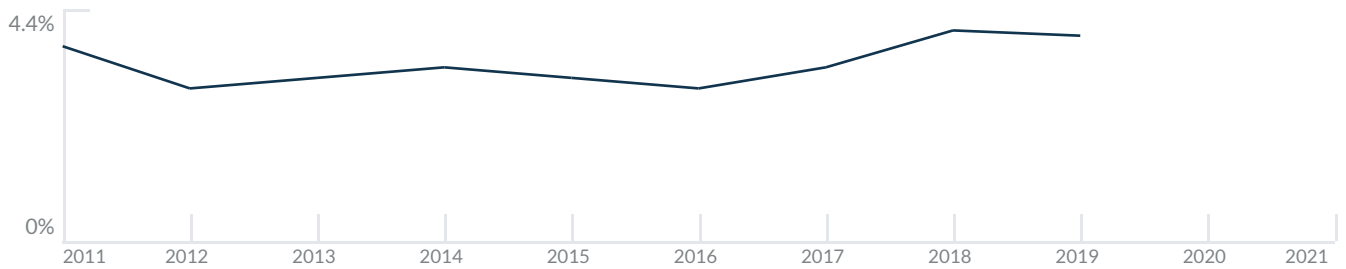
PER YEAR

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©

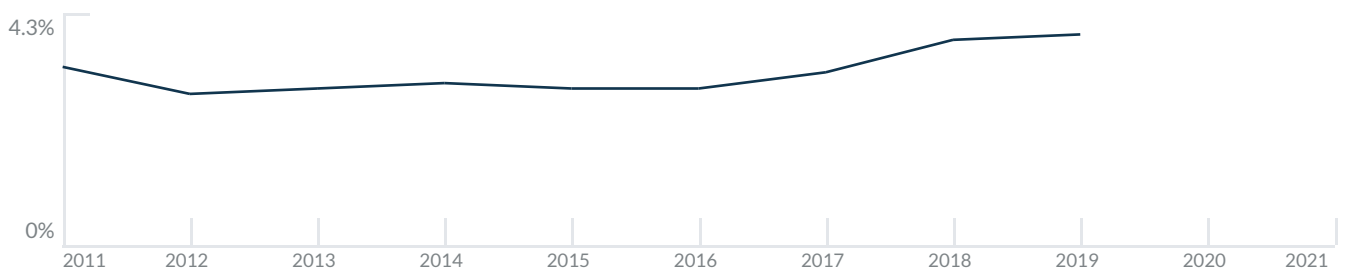
30 YEARS FIXED 4.4%



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

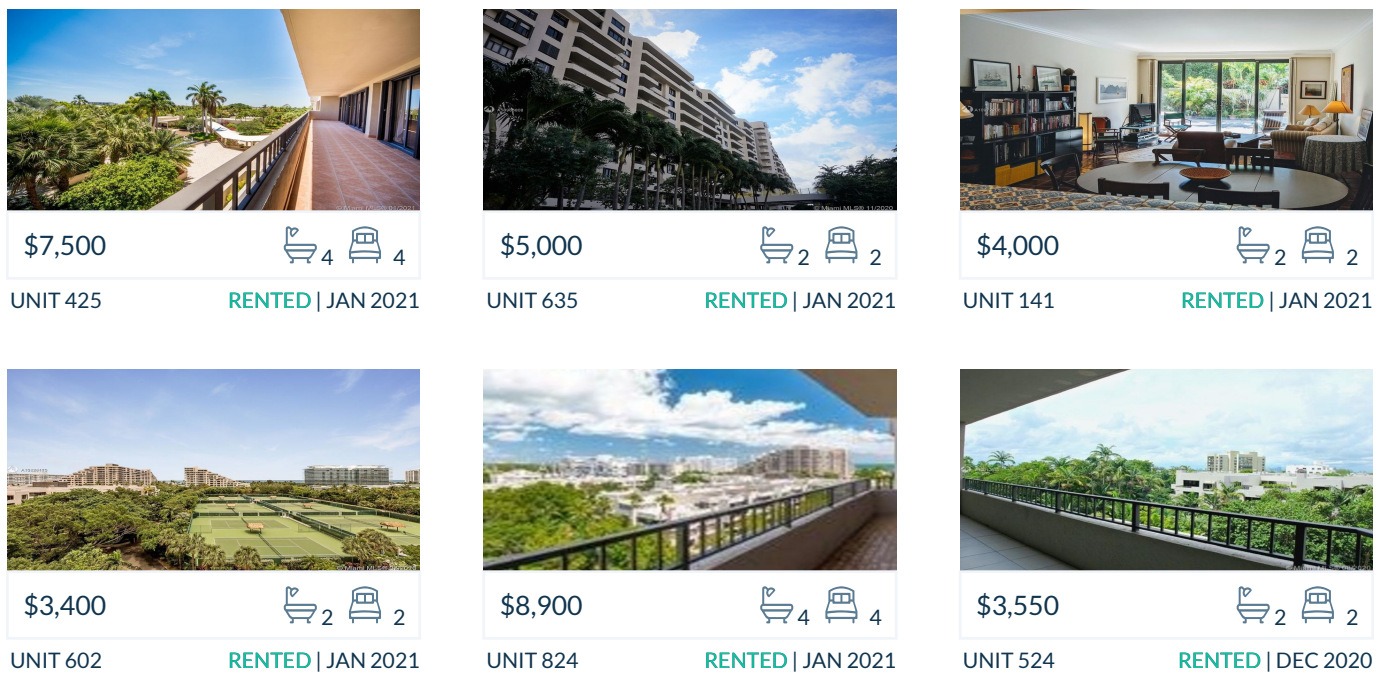
Below the average listing prices of available unit per property type.



# 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
928	\$859,900	2/2	\$561.3	1,532	Dec 2020	503
841	\$975,000	2/2	\$600.7	1,623	Sep 2020	56
835	\$689,000	2/2	\$445.4	1,547	Aug 2020	565
733	\$1,149,000	2/2	\$743.2	1,546	Aug 2020	38
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
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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

## Rented

LAST 20 PROPERTIES RENTED IN EMERALD BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
425	\$7,500	4/4	\$2.4	3,083	Jan 2021	7
635	\$5,000	2/2	\$3.2	1,547	Jan 2021	17
141	\$4,000	2/2	\$2.6	1,532	Jan 2021	21
602	\$3,400	2/2	\$2.3	1,506	Jan 2021	155
824	\$8,900	4/4	\$2.9	3,064	Dec 2020	185
524	\$3,550	2/2	\$2.3	1,532	Dec 2020	131
425	\$7,500	4/4	\$2.4	3,083	Dec 2020	14
328	\$3,400	2/2	\$2.2	1,532	Nov 2020	72
1022	\$4,500	2/2	\$2.9	1,547	Nov 2020	71
1234	\$3,950	2/2	\$2.3	1,684	Nov 2020	59
922	\$3,850	2/2	\$2.5	1,547	Oct 2020	118
822	\$3,700	2/2	\$2.4	1,547	Oct 2020	154
330	\$6,490	3/3	\$3.2	2,001	Oct 2020	6
107	\$5,450	3/2	\$3.7	1,486	Aug 2020	40
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
102	\$5,350/mth	2/2	\$3.6	1506	Jan 2021	ANA SIERRA R...
230	\$995,000	3/3	\$497.3	2001	Nov 2020	AMELIA TOU...
237	\$4,000/mth	2/2	\$2.6	1532	Nov 2020	N/A
240	\$4,500/mth	2/2	\$2.9	1532	Dec 2020	MARIANA NIRO
407	\$798,000	2/2	\$537.0	1486	Jan 2021	N/A
430	\$8,500/mth	3/3	\$4.2	2001	Jan 2021	RAMON A SA...
434	\$4,500/mth	2/2	\$2.8	1584	Jan 2021	
505	\$3,975/mth	2/2	\$2.2	1821	Nov 2020	ARNOLD M S...
536	\$980,000	2/2	\$639.7	1532	Dec 2020	GUY A LEMOS...
537	\$4,500/mth	2/2	\$2.9	1532	Oct 2020	N/A
630	\$1,545,000	3/3	N/A	N/A	Nov 2020	MARTIN CARL...
822	\$790,000	2/2	\$510.7	1547	Nov 2020	BEATRICE E C...
824	\$1,990,000	4/4	\$649.5	3064	Nov 2020	N/A
836	\$3,900/mth	2/2	\$2.5	1532	Sep 2020	MARTHA TAR...
1023	\$890,000	2/2	\$500.6	1778	Jan 2021	N/A
1036	\$4,500/mth	2/2	\$2.9	1532	Nov 2020	ANA MARIA P...
1102	\$2,050,000	3/3	\$1,115.3	1838	Nov 2020	INVERSIONES...
1130	\$6,500/mth	3/3	\$3.2	2001	Jan 2021	N/A