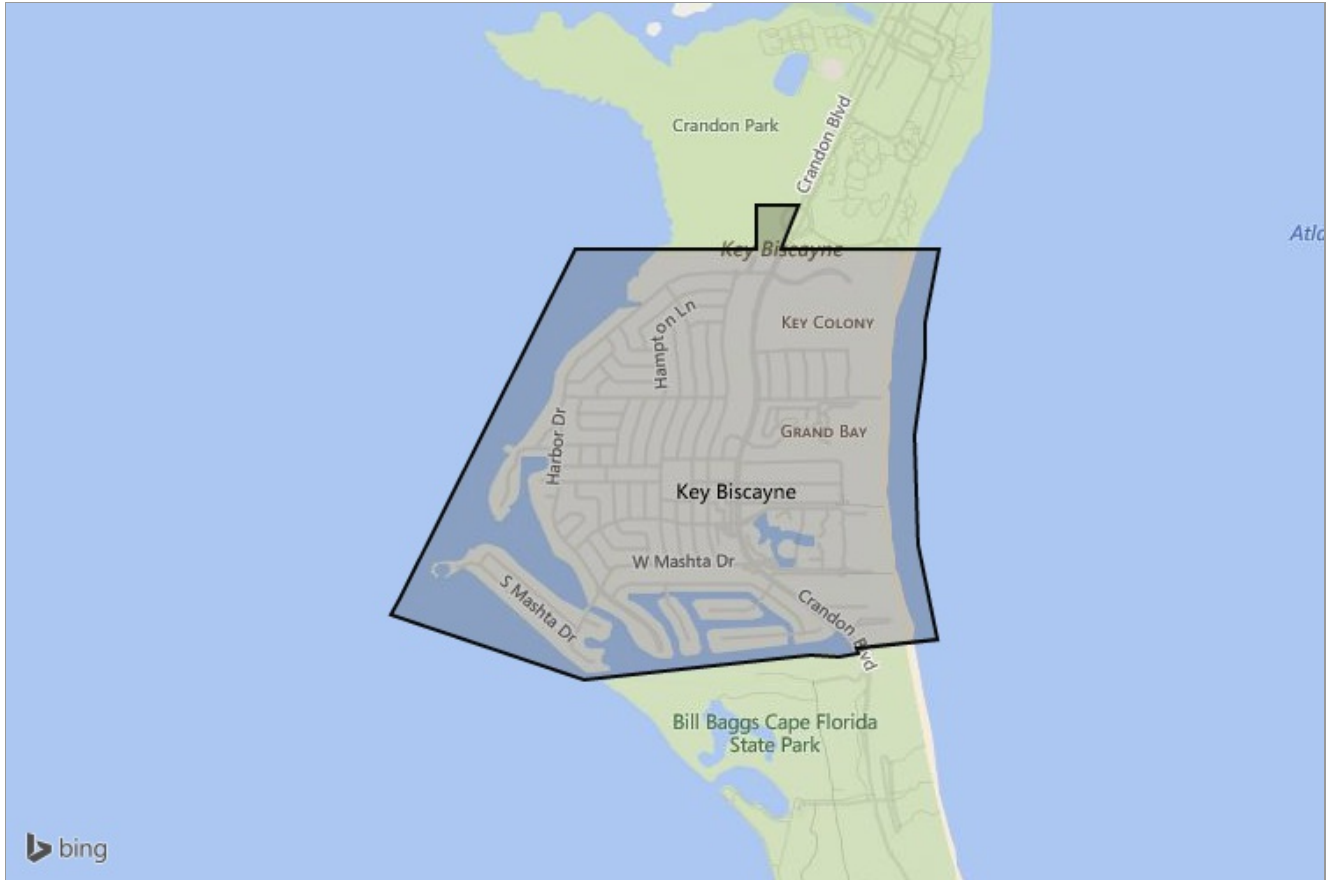




NEIGHBORHOOD REPORT

# Key Biscayne, Florida



Presented by  
**Carlos Maldonado**

Florida Real Estate License: 3172934



Mobile: (305) 794-8096 | Fax: (866) 847-9805

[carlosem73@gmail.com](mailto:carlosem73@gmail.com)  
[www.realestatemiamilife.com](http://www.realestatemiamilife.com)

Excellent Real Estate Group  
2000 Ponce de Leon Blvd #600  
Coral Gables, FL 33134



## Neighborhood: Housing Stats and Charts

	Key Biscayne	Miami-Dade County	Florida	United States
Median Estimated Home Value	\$1M	\$229K	\$159K	\$319K
Estimated Home Value 12-Month Change	3.4%	10.3%	6.4%	—
Median List Price	\$704K	\$192K	\$190K	\$112K
List Price 1-Month Change	-14.8%	-3.9%	0.1%	6.7%
List Price 12-Month Change	-24.8%	-3.9%	18.8%	7.7%
Median Home Age	37	38	31	—
Own	76%	57%	68%	66%
Rent	24%	43%	32%	34%
Vacancy	5.11%	—	—	—
\$ Value of All Buildings for which Permits Were Issued	—	\$395M	\$7.82B	\$102B
% Change in Permits for All Buildings	—	64%	13%	2%
% Change in \$ Value for All Buildings	—	57%	15%	7%

### Median Sales Price vs. Sales Volume

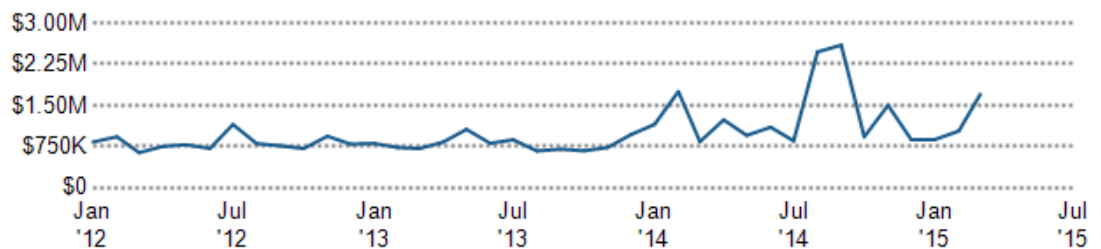
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

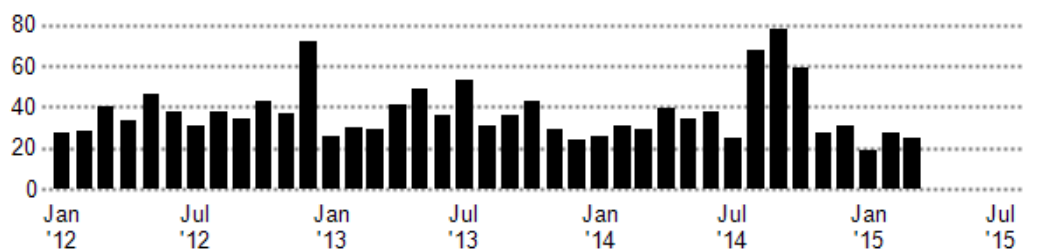
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

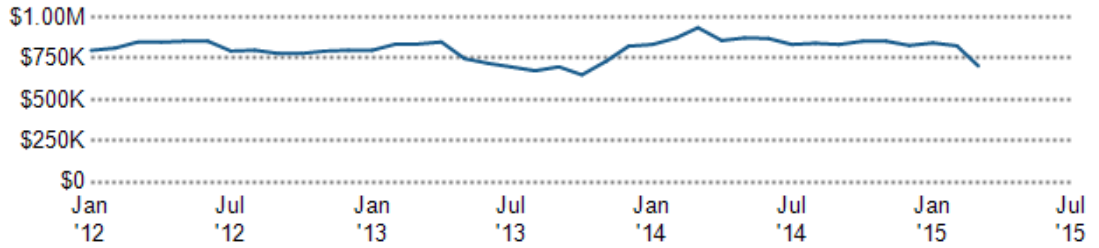
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

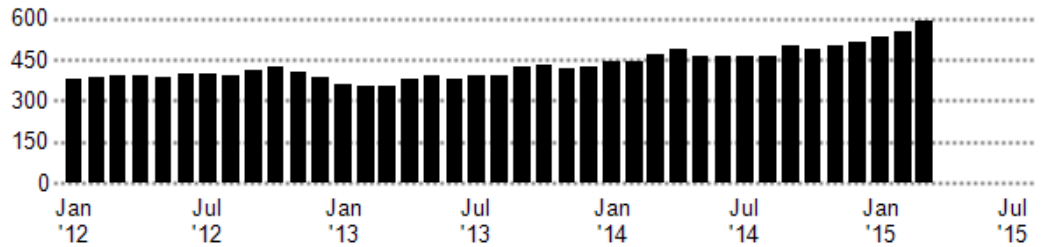
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- Sales Count By Price Range



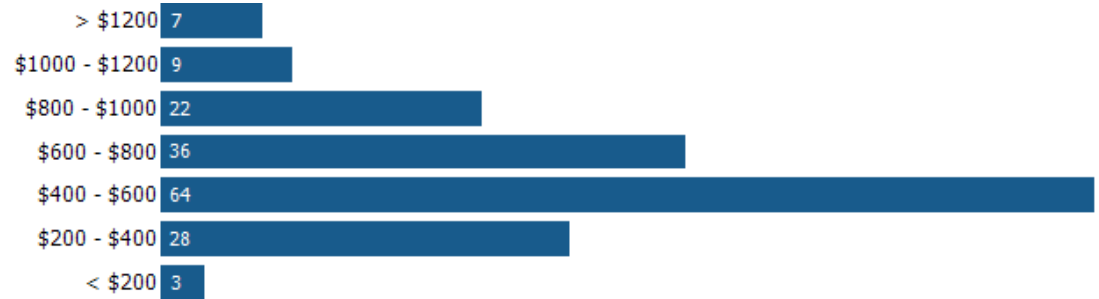
## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

- Sales Count By Price Per Sq Ft



## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count By Living Area



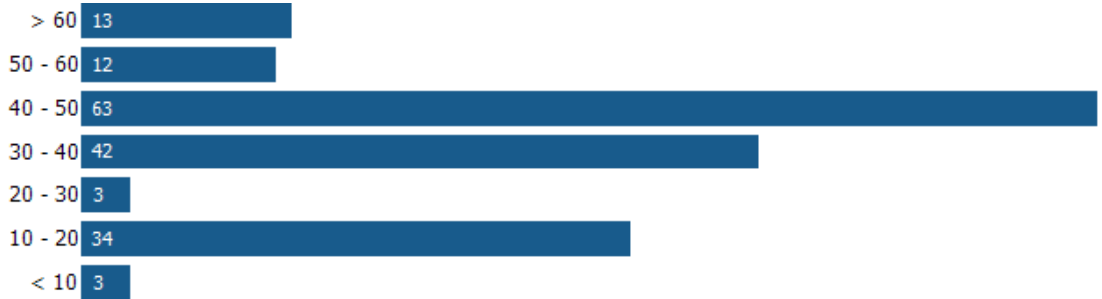
## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count by Age of House



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

Sales Count by Bedroom



## Neighborhood: People Stats and Charts

	Key Biscayne	Miami-Dade County	Florida	United States
Population	12.4K	2.51M	18.9M	309M
Population Density per Sq Mi	10.1K	1.32K	352	—
Population Change since 2000	18.2%	11.5%	18.2%	9.8%
Median Age	41	38	41	37
Male / Female Ratio	48%	48%	49%	49%
High School Graduate	7%	28%	30%	28%
2-Year Degree	14%	24%	30%	29%
Bachelor Degree	41%	17%	17%	18%
Post-graduate Degree	35%	10%	9%	11%

### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Key Biscayne



### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Key Biscayne



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Key Biscayne



## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Key Biscayne



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



## Neighborhood: Economic Stats and Charts

	Key Biscayne	Miami-Dade County	Florida	United States
Income Per Capita	\$76,719	\$23,304	\$26,451	\$28,051
Median Household Income	\$120,502	\$43,464	\$47,309	\$53,046
Unemployment Rate	–	6.9%	5.4%	–
Unemployment Number	–	90.3K	515K	–
Employment Number	–	1.22M	9.06M	–
Labor Force Number	–	1.31M	9.57M	–

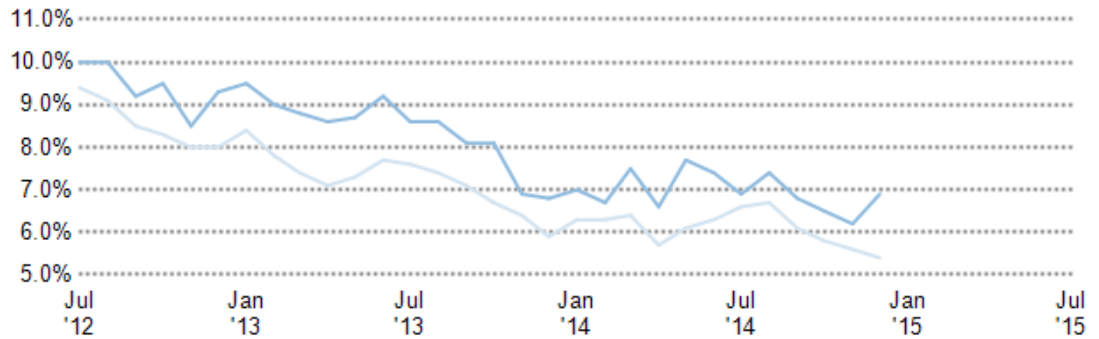
### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Miami-Dade County
- Florida



### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Key Biscayne



## Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33149

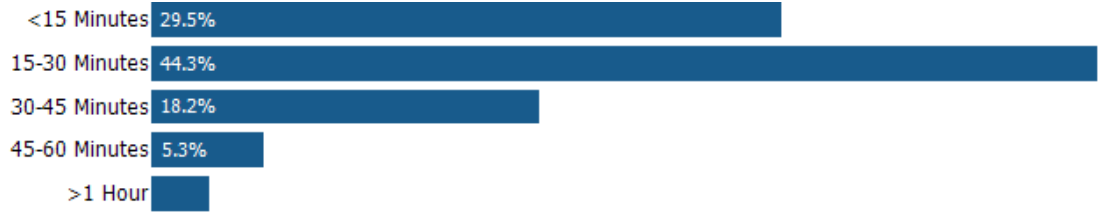
	Key Biscayne	Miami-Dade County	Florida	United States
Elevation (in feet)	1	5	–	–
Annual Rainfall (in inches)	60	59.84	56.47	–
Annual Snowfall (in inches)	0	0	0.06	–
Days of Full Sun (per year)	–	83	98	–
Travel Time to Work (in minutes)	22	29	26	25
Water Quality - Health Violations	–	4	–	–
Water Quality - Monitoring and Report Violations	–	0	–	–
Superfund Sites	0	14	83	1,779
Brownfield Sites	No	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census  
Update Frequency: Annually

■ Key Biscayne



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census  
Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA  
Update Frequency: Annually

