

Unit 2504 - Palm Bay Yacht Club

2504 - 780 NE 69 St, Miami, FL, Miami-Dade 33138

Unit Information

MLS Number: A11422765
 Status: Active
 Size: 1,225 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$355,000
 List PPSF: \$290
 Valuated Price: \$401,000
 Valuated PPSF: \$327

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: 233
 Number of active listings for rent: 2
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

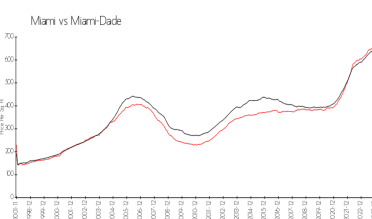
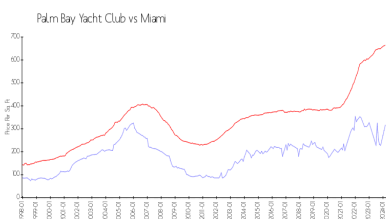
Palm Bay Yacht CLUB Condominium Association
 (305) 757-3500 PBYCCmgr@Bellsouth.net

<http://pbycc.com/Management-Contacts~140741~14667.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1607	1,229 sq ft	Mar 2024	\$405,000	\$330
2002	1,336 sq ft	Jan 2024	\$450,000	\$337
501	1,316 sq ft	Oct 2023	\$340,000	\$258
410	1,316 sq ft	Oct 2023	\$220,000	\$167
2505	1,242 sq ft	Oct 2023	\$354,050	\$285

Market Information



Palm Bay Yacht Club:	\$316/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Palm Bay Yacht Club 4%
 Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Palm Bay Yacht Club

90 days

Miami

84 days

Miami-Dade

81 days