

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: | \$294,000 |
| Valuated PPSF: | \$240 |

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: | 11 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

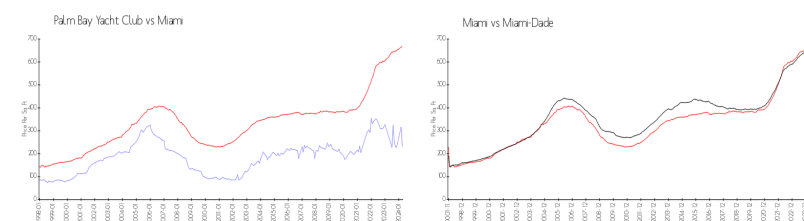
Palm Bay Yacht CLUB Condominium Association
(305) 757-3500 PBYCCmgr@Bellsouth.net

<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: | \$232/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/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 | 97 days |
| Miami | 84 days |
| Miami-Dade | 81 days |