

# Unit T-1B - Palm Bay Yacht Club

T-1B - 780 NE 69 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11456876
Status:	Active
Size:	2,982 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$999,000
List PPSF:	\$335
Valuated Price:	\$1,461,000
Valuated PPSF:	\$490

*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

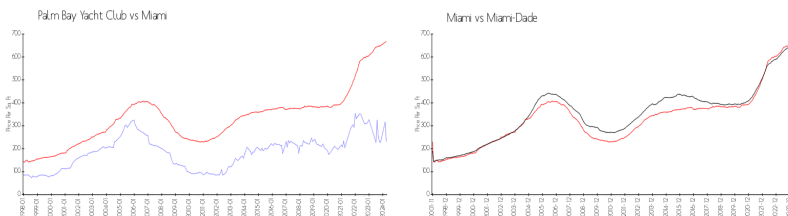
Palm Bay Yacht CLUB Condominium Association  
(305) 757-3500 [PBYYCCmgr@Bellsouth.net](mailto:PBYYCCmgr@Bellsouth.net)

<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