

# Unit 1610 - Palm Bay Yacht Club

1610 - 780 NE 69 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11513461  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$449,000  
 List PPSF: \$341  
 Valuated Price: \$394,000  
 Valuated PPSF: \$299

*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

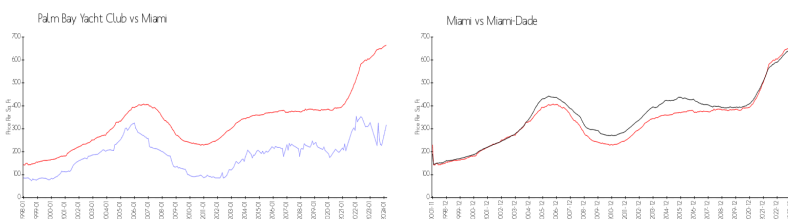
Palm Bay Yacht CLUB Condominium Association  
 (305) 757-3500 PBYCCmgr@Bellsouth.net

<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