

Unit PH-1 - Palm Bay Yacht Club

PH-1 - 780 NE 69 St, Miami, FL, Miami-Dade 33138

Unit Information

MLS Number:	A11557087
Status:	Pending
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$525,000
List PPSF:	\$399
Valuated Price:	\$457,000
Valuated PPSF:	\$347

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 PBYYCCmgr@Bellsouth.net

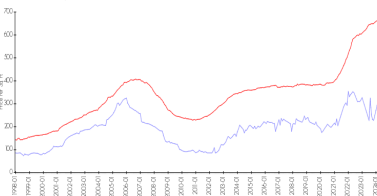
<http://pbycc.com/Management-Contacts~140741~14667.htm>

Recent Sales

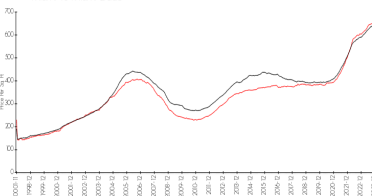
Unit #	Size	Closing Date	Sale Price	PPSF
1607	1,229 sq ft	Mar 2024	\$405,000	\$330
2002	1,336 sq ft	Jan 2024	\$450,000	\$337
501	1,316 sq ft	Oct 2023	\$340,000	\$258
410	1,316 sq ft	Oct 2023	\$220,000	\$167
2505	1,242 sq ft	Oct 2023	\$354,050	\$285

Market Information

Palm Bay Yacht Club vs Miami



Miami vs Miami-Dade



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