

# Unit PH-6 - Palm Bay Yacht Club

PH-6 - 780 NE 69 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11631669  
 Status: Active  
 Size: 828 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$470  
 Valuated Price: \$328,000  
 Valuated PPSF: \$396

*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: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

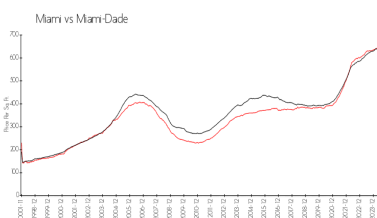
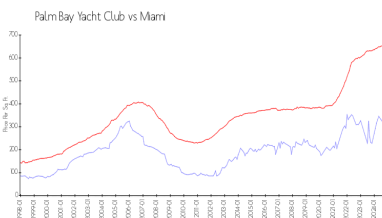
Palm Bay Yacht CLUB Condominium Association  
 (305) 757-3500 [PBYYCCmgr@Bellsouth.net](mailto:PBYYCCmgr@Bellsouth.net)

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2507	1,229 sq ft	Nov 2024	\$450,000	\$366
1408	1,219 sq ft	Sep 2024	\$420,000	\$345
807	1,229 sq ft	Sep 2024	\$360,000	\$293
1501	1,316 sq ft	Aug 2024	\$400,000	\$304
PH-1	1,316 sq ft	May 2024	\$500,000	\$380

## Market Information



Palm Bay Yacht Club:	\$329/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Palm Bay Yacht Club: 4%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Palm Bay Yacht Club  
Miami  
Miami-Dade

86 days  
87 days  
86 days