

Unit 1608 - Palm Bay Yacht Club

1608 - 780 NE 69 St, Miami, FL, Miami-Dade 33138

Unit Information

MLS Number: A11672010
 Status: Active
 Size: 1,219 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$420,000
 List PPSF: \$345
 Valuated Price: \$399,000
 Valuated PPSF: \$327

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: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Building Association Information

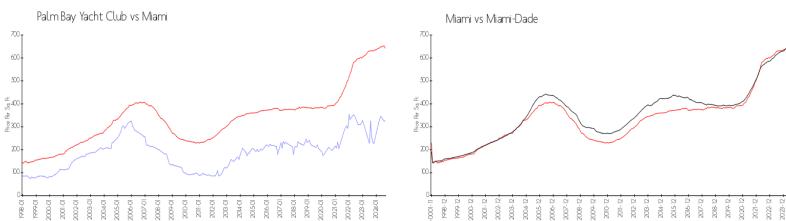
Palm Bay Yacht CLUB Condominium Association
 (305) 757-3500 PBYYCCmgr@Bellsouth.net

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	1,316 sq ft	Nov 2024	\$370,000	\$281
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

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

98 days
87 days
87 days