

# 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

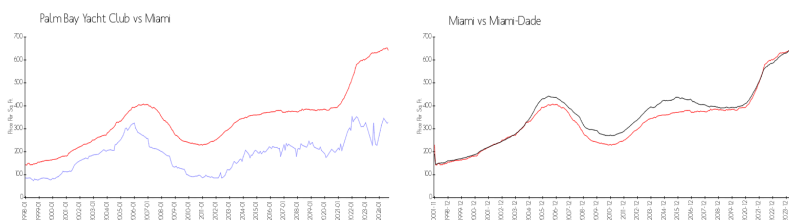
Palm Bay Yacht CLUB Condominium Association  
(305) 757-3500 PBYYCCmgr@Bellsouth.net

<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