

Unit 6410-306 - Villas at Emerald Dunes

6410-306 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

Unit Information

| | |
|-----------------|------------|
| MLS Number: | F10428884 |
| Status: | Active |
| Size: | 843 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Other View |
| List Price: | \$265,000 |
| List PPSF: | \$314 |
| Valuated Price: | \$219,000 |
| Valuated PPSF: | \$251 |

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: | 486 |
| Number of active listings for rent: | 20 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

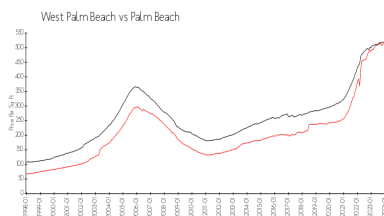
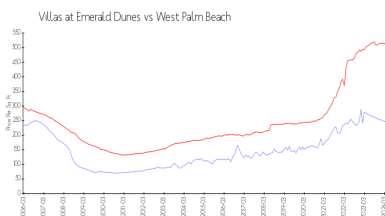
Building Association Information

The Villas At Emerald Dunes
6495 Emerald Dunes Dr, West Palm Beach, FL 33411
(561) 684-0088

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 208 | 1,428 sq ft | Apr 2024 | \$323,000 | \$226 |
| 208 | 1,358 sq ft | Apr 2024 | \$330,000 | \$243 |
| 306 | 1,151 sq ft | Jan 2024 | \$315,000 | \$274 |
| 204 | 1,132 sq ft | Dec 2023 | \$300,000 | \$265 |
| 201 | 1,390 sq ft | Nov 2023 | \$139,250 | \$100 |
| 201 | 1,132 sq ft | Nov 2023 | \$305,000 | \$269 |

Market Information



Villas at Emerald Dunes: \$245/sq. ft.
West Palm Beach: \$511/sq. ft.

West Palm Beach: \$511/sq. ft.
Palm Beach: \$475/sq. ft.

Inventory for Sale

| | |
|-------------------------|----|
| Villas at Emerald Dunes | 3% |
| West Palm Beach | 4% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Villas at Emerald Dunes | 36 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |