

## Unit 6450-103 - Villas at Emerald Dunes

6450-103 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

### Unit Information

MLS Number:	RX-10938105
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Garage - Detached,Guest
View:	Garden
List Price:	\$349,000
List PPSF:	\$223
Valuated Price:	\$338,000
Valuated PPSF:	\$237

*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:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

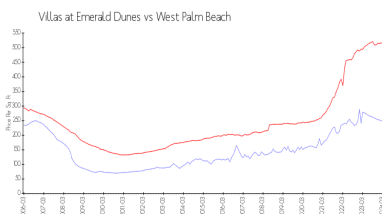
### Building Association Information

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

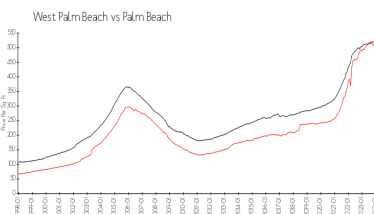
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	810 sq ft	Jun 2024	\$227,000	\$280
103	810 sq ft	Jun 2024	\$220,000	\$272
201	1,358 sq ft	Jun 2024	\$300,000	\$221
204	1,132 sq ft	May 2024	\$290,000	\$256
208	1,428 sq ft	Apr 2024	\$323,000	\$226
208	1,358 sq ft	Apr 2024	\$330,000	\$243

### Market Information



Villas at Emerald Dunes: \$247/sq. ft.  
West Palm Beach: \$509/sq. ft.



West Palm Beach: \$509/sq. ft.  
Palm Beach: \$474/sq. ft.

### Inventory for Sale

Villas at Emerald Dunes	3%
West Palm Beach	3%
Palm Beach	3%



**Avg. Time to Close Over Last 12 Months**

Villas at Emerald Dunes	36 days
West Palm Beach	53 days
Palm Beach	57 days