

# Unit 6511-308 - Villas at Emerald Dunes

6511-308 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

## Unit Information

MLS Number:	RX-10941329
Status:	Active
Size:	1,358 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Detached
View:	Garden
List Price:	\$291,500
List PPSF:	\$215
Valuated Price:	\$321,000
Valuated PPSF:	\$263

*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

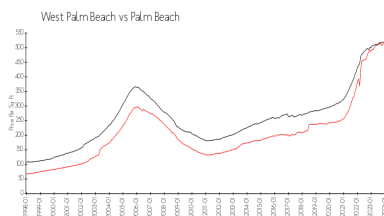
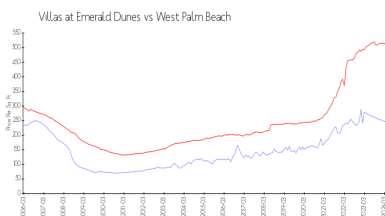
## Building Association Information

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.

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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