

Unit 6434-104 - Villas at Emerald Dunes

6434-104 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

Unit Information

MLS Number: RX-10969241
 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: \$348,000
 List PPSF: \$222
 Valuated Price: \$334,000
 Valuated PPSF: \$234

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: 13
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

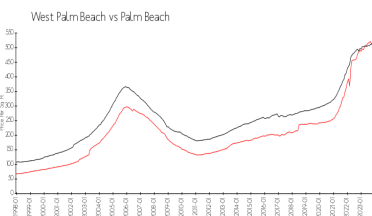
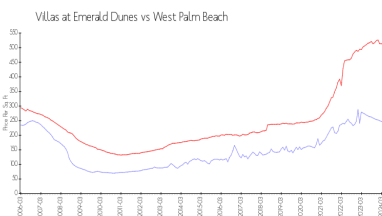
Building Association Information

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: \$512/sq. ft.
 West Palm Beach: \$512/sq. ft.
 Palm Beach: \$467/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	37 days
West Palm Beach	51 days
Palm Beach	56 days