

Unit 6400-104 - Villas at Emerald Dunes

6400-104 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

Unit Information

MLS Number:	RX-10969249
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Garage - Detached,Guest Garden
View:	
List Price:	\$349,000
List PPSF:	\$223
Valuated Price:	\$351,000
Valuated PPSF:	\$246

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

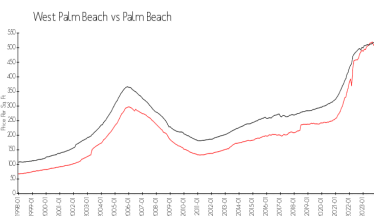
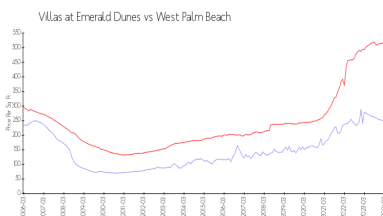
Building Association Information

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%



Built in 2006 - 486 units - 3 floors

Avg. Time to Close Over Last 12 Months

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