

# Unit 6466-203 - Villas at Emerald Dunes

6466-203 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

## Unit Information

MLS Number: RX-10969506  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Assigned,Garage - Detached,Guest  
 View:  
 List Price: \$249,000  
 List PPSF: \$307  
 Valuated Price: \$176,000  
 Valuated PPSF: \$236

*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

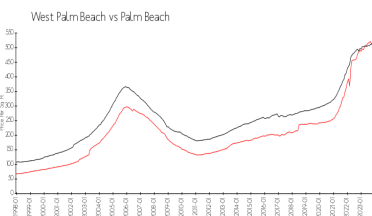
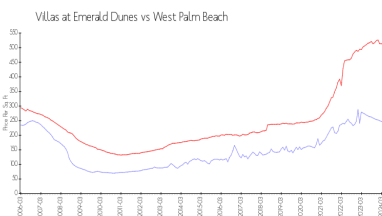
## Building Association Information

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