

Unit 2781 Eagle Rock Cir # 307 - Ventura Greens at Emerald Dunes

2781 Eagle Rock Cir # 307 - 2772-2812 Eagle Rock Cir, West Palm Beach, FL, Palm Beach 33411

Unit Information

MLS Number: RX-10972574
 Status: Active
 Size: 2,228 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached, Vehicle Restrictions
 View: Garden
 List Price: \$440,000
 List PPSF: \$197
 Valuated Price: \$272,000
 Valuated PPSF: \$142

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: 70
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

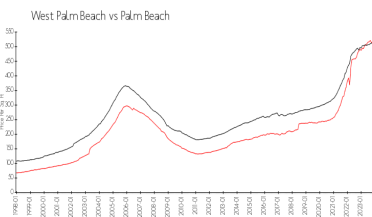
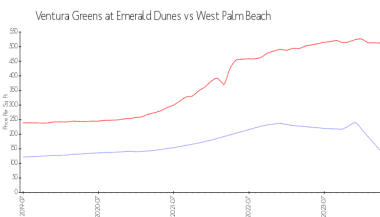
Building Association Information

Ventura Greens At Emerald Dunes
 Condominium Association, Inc.
 2790 Eagle Rock Cir
 West Palm Beach
 FL 33411

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	2,118 sq ft	Dec 2023	\$420,000	\$198
106	1,913 sq ft	Oct 2023	\$415,000	\$217
702	2,148 sq ft	Oct 2023	\$415,000	\$193
1001	2,148 sq ft	Jun 2023	\$429,000	\$200
610	1,895 sq ft	May 2023	\$425,000	\$224
210	2,148 sq ft	May 2023	\$400,000	\$186

Market Information



Ventura Greens at Emerald Dunes: \$142/sq. ft.
 West Palm Beach: \$512/sq. ft.

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 Palm Beach: \$467/sq. ft.

Inventory for Sale

Ventura Greens at Emerald Dunes	7%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Ventura Greens at Emerald Dunes	23 days
West Palm Beach	51 days
Palm Beach	56 days