

## Unit 6573-205 - Villas at Emerald Dunes

6573-205 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

### Unit Information

MLS Number: RX-10983850  
 Status: Active  
 Size: 1,358 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Covered,Garage - Attached,Guest  
 View: Canal,Garden  
 List Price: \$350,000  
 List PPSF: \$258  
 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: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 6

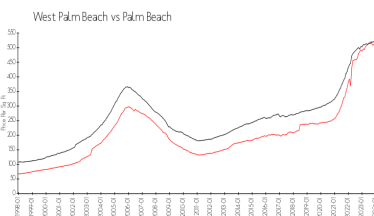
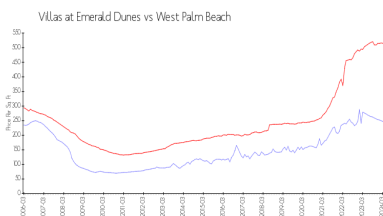
### Building Association Information

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
303	810 sq ft	Jun 2024	\$227,000	\$280
103	810 sq ft	Jun 2024	\$220,000	\$272
201	1,358 sq ft	Jun 2024	\$300,000	\$221
204	1,132 sq ft	May 2024	\$290,000	\$256
208	1,428 sq ft	Apr 2024	\$323,000	\$226
208	1,358 sq ft	Apr 2024	\$330,000	\$243

### Market Information



Villas at Emerald Dunes: \$247/sq. ft.  
 West Palm Beach: \$509/sq. ft.  
 West Palm Beach: \$509/sq. ft.  
 Palm Beach: \$474/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	36 days
West Palm Beach	53 days
Palm Beach	57 days