

Unit 6450-301 - Villas at Emerald Dunes

6450-301 - 6394-6573 Emerald Dunes Dr, West Palm Beach, FL, Palm Beach 33411

Unit Information

MLS Number: RX-10984128
 Status: Active
 Size: 1,453 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Garage - Detached,Guest

View:
 List Price: \$348,000
 List PPSF: \$240
 Valuated Price: \$318,000
 Valuated PPSF: \$229

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: 21
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

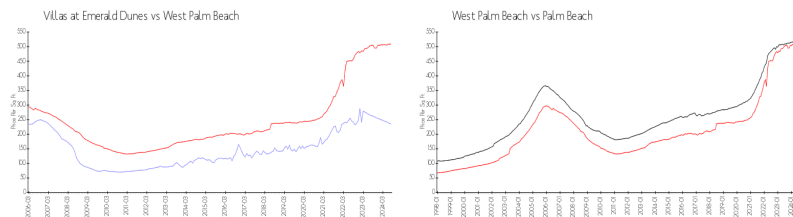
Building Association Information

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
102	740 sq ft	Sep 2024	\$180,000	\$243
201	1,132 sq ft	Sep 2024	\$295,000	\$261
305	1,565 sq ft	Jul 2024	\$297,000	\$190
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

Market Information



Villas at Emerald Dunes:	\$235/sq. ft.	West Palm Beach:	\$509/sq. ft.
West Palm Beach:	\$509/sq. ft.	Palm Beach:	\$471/sq. ft.

Inventory for Sale

Villas at Emerald Dunes	4%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Villas at Emerald Dunes
West Palm Beach
Palm Beach

37 days
56 days
58 days