

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: \$335,000
 Valuated PPSF: \$241

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: 18
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 6

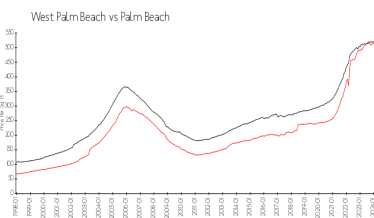
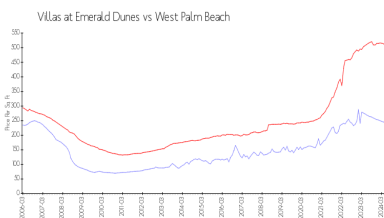
Building Association Information

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