

# 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-11038036  
 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: \$336,900  
 List PPSF: \$248  
 Valuated Price: \$337,000  
 Valuated PPSF: \$276

*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: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

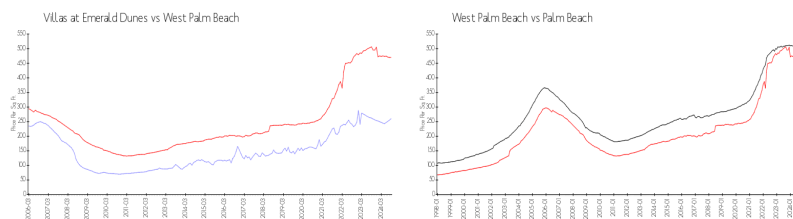
## Building Association Information

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:	\$260/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Villas at Emerald Dunes	5%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months



Villas at Emerald Dunes  
West Palm Beach  
Palm Beach

35 days  
55 days  
61 days