

# Unit B-PH-A - Dunes Towers A & B

B-PH-A - 5480 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10978055
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Intracoastal, Lagoon, Ocean, Pool, Tennis
List Price:	\$690,000
List PPSF:	\$519
Valuated Price:	\$442,000
Valuated PPSF:	\$332

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:	80
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

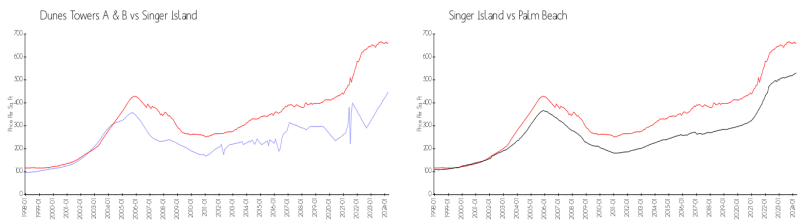
## Building Association Information

Dunes Towers Association Inc  
 5480 N Ocean Drive # Assoc  
 Singer Island, FL33404-2554  
 (561) 848-8740

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Bphb	1,330 sq ft	Jul 2023	\$642,500	\$483
A6c	1,330 sq ft	Jul 2023	\$475,000	\$357
B4b	1,330 sq ft	Jun 2023	\$565,000	\$425

## Market Information



Dunes Towers A & B:	\$448/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Dunes Towers A & B	9%
Singer Island	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Dunes Towers A & B  
Singer Island  
Palm Beach

111 days  
82 days  
56 days