

# 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: R11144384  
 Status: Active  
 Size: 1,381 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Attached  
 Garage, Garage, Garage Door Opener, Guest Clubhouse, Garden, Tennis  
 View:  
 List Price: \$345,000  
 List PPSF: \$250  
 Valuated Price: \$307,000  
 Valuated PPSF: \$221

*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: 9  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

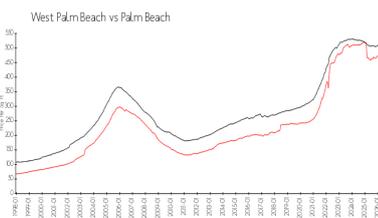
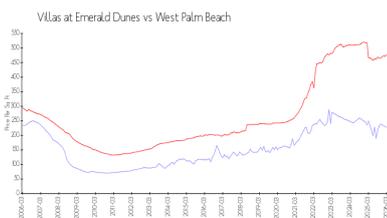
The Villas At Emerald Dunes  
 6495 Emerald Dunes Dr, West Palm Beach, FL 33411  
 (561) 684-0088

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,262 sq ft	Mar 2026	\$295,000	\$234
203	740 sq ft	Jan 2026	\$218,000	\$295
203	740 sq ft	Jan 2026	\$218,000	\$295
308	1,262 sq ft	Nov 2025	\$230,000	\$182
308	1,262 sq ft	Nov 2025	\$230,000	\$182
207	740 sq ft	Nov 2025	\$218,000	\$295
207	740 sq ft	Nov 2025	\$218,000	\$295

## Market Information



Villas at Emerald Dunes: \$227/sq. ft.  
 West Palm Beach: \$479/sq. ft.  
 West Palm Beach: \$479/sq. ft.  
 Palm Beach: \$456/sq. ft.

## Inventory for Sale

Villas at Emerald Dunes 2%



West Palm Beach	5%
Palm Beach	6%

**Avg. Time to Close Over Last 12 Months**

Villas at Emerald Dunes	38 days
West Palm Beach	69 days
Palm Beach	78 days