

# Unit N8 - Vista Pines

N8 - 2600 SE Ocean Blvd, Stuart, FL, Martin 34996

## Unit Information

MLS Number:	A11540889
Status:	Active
Size:	1,089 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$199,999
List PPSF:	\$184
Valuated Price:	\$174,000
Valuated PPSF:	\$160

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:	522
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

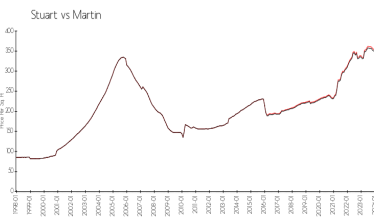
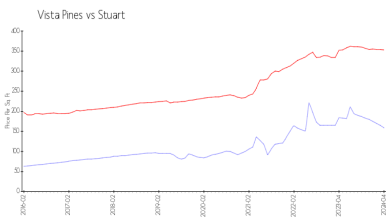
Vista Pines Condominium Association  
 Address: 2600 SE Ocean Blvd,  
 Stuart, FL 34996  
 Phone: +1 772-283-4198

<https://www.vistapines.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G-2	1,089 sq ft	Mar 2024	\$215,000	\$197
B-5	886 sq ft	Feb 2024	\$165,000	\$186
Kk-4	751 sq ft	Feb 2024	\$129,900	\$173
Aa-12	886 sq ft	Dec 2023	\$147,000	\$166
R5	814 sq ft	Oct 2023	\$149,000	\$183
Bb12	814 sq ft	Oct 2023	\$136,500	\$168

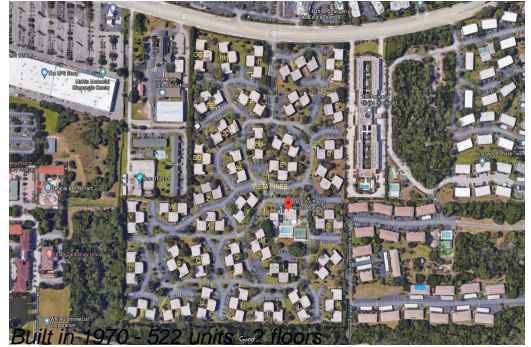
## Market Information



Vista Pines:	\$159/sq. ft.	Stuart:	\$353/sq. ft.
Stuart:	\$353/sq. ft.	Martin:	\$310/sq. ft.

## Inventory for Sale

Vista Pines	2%
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Stuart	2%
Martin	2%

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

Vista Pines	51 days
Stuart	50 days
Martin	49 days