

# Unit N8 - Vista Pines

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

## Unit Information

MLS Number: A11690333  
 Status: Active  
 Size: 1,089 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$169,999  
 List PPSF: \$156  
 Valuated Price: \$140,000  
 Valuated PPSF: \$129

*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: 9  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

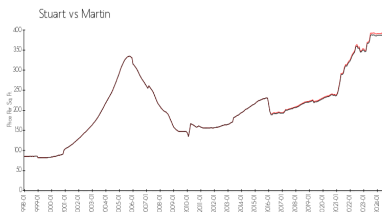
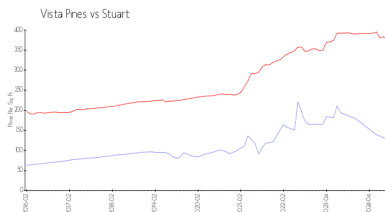
Vista Pines Condominium Association  
 Address: 2600 SE Ocean Blvd,  
 Stuart, FL 34996  
 Phone: +1 772-283-4198

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Z-9	1,233 sq ft	Nov 2024	\$135,000	\$109
11	679 sq ft	Nov 2024	\$105,000	\$155
Ff4	679 sq ft	Nov 2024	\$135,000	\$199
Jj2	1,089 sq ft	Oct 2024	\$140,000	\$129
10	814 sq ft	Sep 2024	\$100,000	\$123

## Market Information



Vista Pines: \$128/sq. ft.      Stuart: \$378/sq. ft.  
 Stuart: \$378/sq. ft.      Martin: \$307/sq. ft.

## Inventory for Sale

Vista Pines: 2%  
 Stuart: 2%  
 Martin: 2%

## Avg. Time to Close Over Last 12 Months



Vista Pines  
Stuart  
Martin

57 days  
73 days  
71 days