

# Unit V7 - de la Bahia

V7 - 2600 S Kanner Hwy, Stuart, FL, Martin 34994

## Unit Information

MLS Number:	A11697344
Status:	Closed
Size:	1,096 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$319,000
List PPSF:	\$291
Valuated Price:	\$330,000
Valuated PPSF:	\$301

*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:	303
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

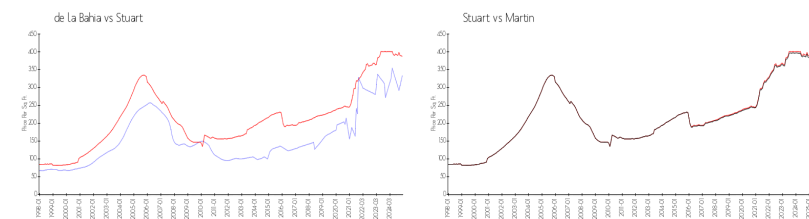
## Building Association Information

de la Bahia Condo Association Inc.  
2600 S. Kanner Hwy  
Stuart, FL 34994  
Office Phone (772) 283-1844

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7V	1,096 sq ft	Mar 2025	\$305,000	\$278
W12	1,096 sq ft	Mar 2025	\$355,000	\$324
L-10	685 sq ft	Feb 2025	\$230,000	\$336
3	685 sq ft	Nov 2024	\$200,000	\$292
X6	1,096 sq ft	May 2024	\$336,000	\$307
T3	685 sq ft	May 2024	\$237,500	\$347

## Market Information



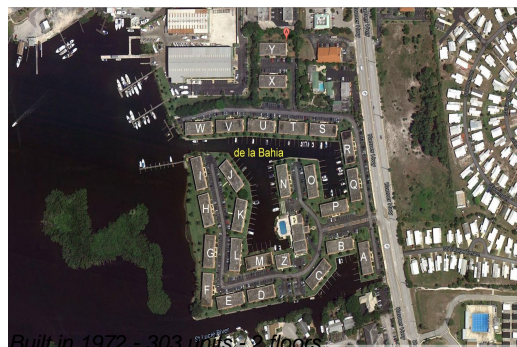
de la Bahia:	\$298/sq. ft.	Stuart:	\$383/sq. ft.
Stuart:	\$383/sq. ft.	Martin:	\$297/sq. ft.

## Inventory for Sale

de la Bahia	3%
Stuart	3%
Martin	3%

## Avg. Time to Close Over Last 12 Months

de la Bahia	78 days
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Built in 1972 - 303 units - 2 floors

Stuart  
Martin

78 days  
77 days