

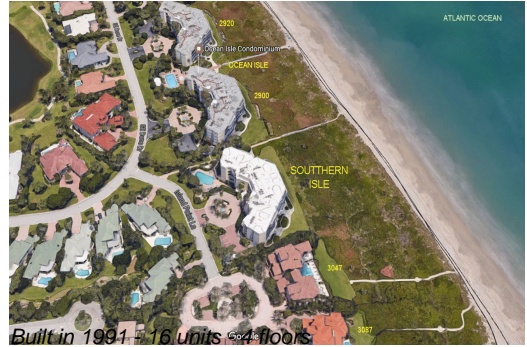
Unit 31 - Southern Isle

31 - 3001 SE Island Point Ln, Stuart, FL, Martin 34996

Unit Information

MLS Number: RX-10922795
 Status: Active
 Size: 3,721 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Covered, Drive - Decorative, Garage - Building, Golf Cart, Under Building
 View: Ocean
 List Price: \$2,500,000
 List PPSF: \$672
 Valuated Price: \$2,375,000
 Valuated PPSF: \$905

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: 16
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

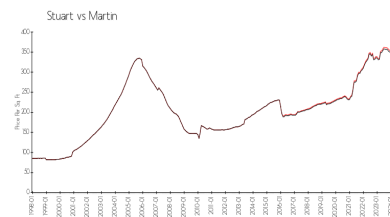
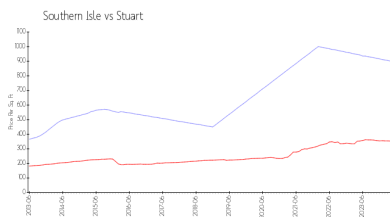
Building Association Information

Southern Isle Condo Association
 Sailfish Point Condominiums
 3001 SE Island Point Ln
 Stuart, FL 34996
 Phone: (772) 225-0158

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
23	3,676 sq ft	Jun 2023	\$2,650,000	\$721

Market Information



Southern Isle:	\$901/sq. ft.	Stuart:	\$353/sq. ft.
Stuart:	\$353/sq. ft.	Martin:	\$310/sq. ft.

Inventory for Sale

Southern Isle	6%
Stuart	2%
Martin	2%

Avg. Time to Close Over Last 12 Months

Southern Isle
Stuart
Martin

n/a
50 days
49 days