

# Unit HH-8 - Vista Pines

HH-8 - 2600 SE Ocean Blvd, Stuart, FL, Martin 34996

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | RX-10923627                           |
| Status:         | Active                                |
| Size:           | 1,233 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 0                                     |
| Parking Spaces: | Assigned, Guest, Vehicle Restrictions |
| View:           | Garden                                |
| List Price:     | \$159,900                             |
| List PPSF:      | \$130                                 |
| Valuated Price: | \$172,000                             |
| Valuated PPSF:  | \$158                                 |

*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:      | 14  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

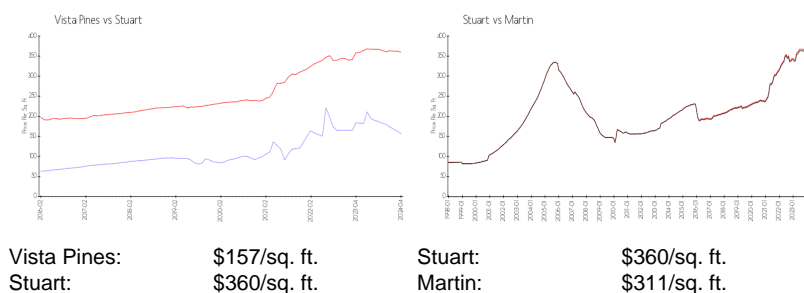
Vista Pines Condominium Association  
Address: 2600 SE Ocean Blvd,  
Stuart, FL 34996  
Phone: +1 772-283-4198

<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



## Inventory for Sale

Vista Pines 3%



|        |    |
|--------|----|
| Stuart | 2% |
| Martin | 2% |

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

|             |         |
|-------------|---------|
| Vista Pines | 51 days |
| Stuart      | 50 days |
| Martin      | 49 days |