

Unit Y11 - Vista Pines

Y11 - 2600 SE Ocean Blvd, Stuart, FL, Martin 34996

Unit Information

| | |
|-----------------|-------------------------------|
| MLS Number: | RX-10970584 |
| Status: | Active Under Contract |
| Size: | 679 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Vehicle Restrictions |
| View: | |
| List Price: | \$125,000 |
| List PPSF: | \$184 |
| Valuated Price: | \$107,000 |
| 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

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|--|-----|
| 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

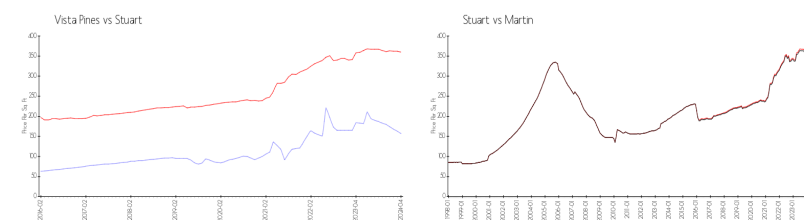
Vista Pines Condominium Association
Address: 2600 SE Ocean Blvd,
Stuart, FL 34996
Phone: +1 772-283-4198

<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



| | | | |
|--------------|---------------|---------|---------------|
| Vista Pines: | \$157/sq. ft. | Stuart: | \$360/sq. ft. |
| Stuart: | \$360/sq. ft. | Martin: | \$311/sq. ft. |

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 |