

# Unit 711 SW South River Dr # 106 - South River Village 1-5

711 SW South River Dr # 106 - 31-911 SW South River Dr, Stuart, FL, Martin 34997

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10983998                                   |
| Status:         | Closed  |
| Size:           | 1,107 Sq ft.                                  |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 0   |
| Parking Spaces: | Assigned, Carport - Detached, Deeded, RV/Boat |
| View:           | Garden  |
| List Price:     | \$225,000                                     |
| List PPSF:      | \$203   |
| Valuated Price: | \$235,000                                     |
| Valuated PPSF:  | \$212   |

*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:                         | 546 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

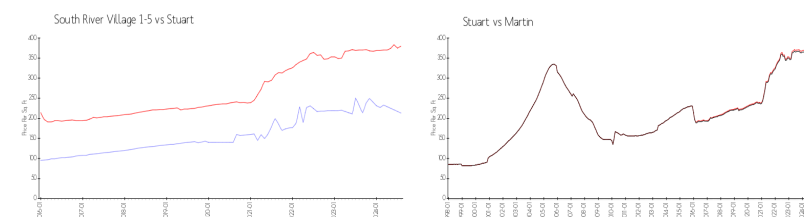
SOUTH RIVER CONDOMINIUMS  
Telephone: 772.283.9253.  
Fax: 772.283.0095.

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 106    | 1,107 sq ft | Aug 2024     | \$200,000  | \$181 |
| 101    | 1,188 sq ft | May 2024     | \$285,000  | \$240 |
| 104    | 697 sq ft   | Apr 2024     | \$175,000  | \$251 |
| 206    | 1,107 sq ft | Apr 2024     | \$282,000  | \$255 |
| 204    | 697 sq ft   | Apr 2024     | \$177,500  | \$255 |

## Market Information



|                          |               |         |               |
|--------------------------|---------------|---------|---------------|
| South River Village 1-5: | \$213/sq. ft. | Stuart: | \$380/sq. ft. |
| Stuart:                  | \$380/sq. ft. | Martin: | \$312/sq. ft. |

## Inventory for Sale



|                         |    |
|-------------------------|----|
| South River Village 1-5 | 1% |
| Stuart                  | 2% |
| Martin                  | 2% |

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

|                         |         |
|-------------------------|---------|
| South River Village 1-5 | 22 days |
| Stuart                  | 60 days |
| Martin                  | 58 days |