

# Unit A15 - Beachwood Villas

A15 - 2355 NE Ocean Blvd, Stuart, FL, Martin 34996

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10992888   |
| Status:         | Closed  |
| Size:           | 1,184 Sq ft.  |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 0   |
| Parking Spaces: | 2+ Spaces,Assigned,Carport - Attached,Covered,Guest,Open,Vehicle Restrictions |
| View:           | Ocean,Pool  |
| List Price:     | \$550,000   |
| List PPSF:      | \$465   |
| Valuated Price: | \$638,000   |
| Valuated PPSF:  | \$539   |

*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:                         | 80 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 1  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

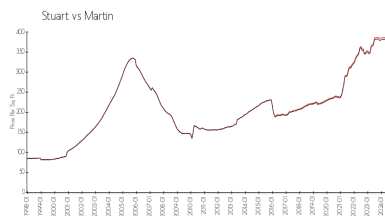
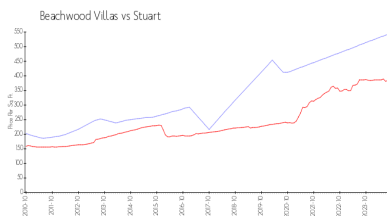
## Building Association Information

Beachwood Villas  
2355 NE Ocean Boulevard  
Stuart, FL 34996  
Phone: (772) 225-4667

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1-15a  | 1,184 sq ft | Sep 2024     | \$525,000  | \$443 |

## Market Information



|                   |               |         |               |
|-------------------|---------------|---------|---------------|
| Beachwood Villas: | \$542/sq. ft. | Stuart: | \$384/sq. ft. |
| Stuart:           | \$384/sq. ft. | Martin: | \$309/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Beachwood Villas | 4% |
| Stuart           | 2% |
| Martin           | 2% |

## Avg. Time to Close Over Last 12 Months

|                  |         |
|------------------|---------|
| Beachwood Villas | 52 days |
| Stuart           | 68 days |
| Martin           | 66 days |

