

# Unit 6688 SE Woodmill Pond Ln - Woodmill Pond

6688 SE Woodmill Pond Ln - 6629-6701 SE Woodmill Pond Ln, Stuart, FL, Martin 34997

## Unit Information

MLS Number: RX-10995386  
 Status: Active  
 Size: 2,256 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached  
 View: Pond  
 List Price: \$419,000  
 List PPSF: \$186  
 Valuated Price: \$390,000  
 Valuated PPSF: \$188

*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: 50  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

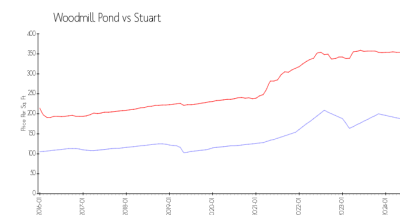
COMMUNITY INFORMATION Woodmill Pond  
 6724 SE Woodmill Pond Lane  
 Stuart, Florida 34997  
 Office Phone Number: 561-964-1550

Property Management Company  
 Phoenix Management Services Inc.  
 6131 – B Lake Worth Road  
 Greenacres, Florida 33463  
 Office Phone Number: (561)-964-1550  
 Office Fax Number: (561)-964-8731

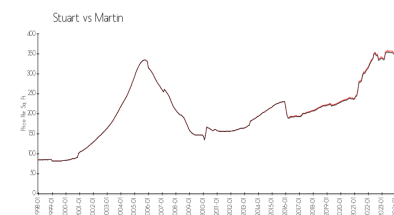
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,256 sq ft	Mar 2024	\$409,000	\$181
	2,226 sq ft	Feb 2024	\$414,900	\$186
	2,791 sq ft	Dec 2023	\$387,000	\$139
Unit 41 Bldg 9	2,256 sq ft	Nov 2023	\$415,000	\$184
	2,226 sq ft	Oct 2023	\$435,000	\$195

## Market Information



Woodmill Pond: \$188/sq. ft.



Stuart: \$354/sq. ft.



Stuart: \$354/sq. ft. Martin: \$319/sq. ft.

### **Inventory for Sale**

Woodmill Pond	8%
Stuart	2%
Martin	2%

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

Woodmill Pond	n/a
Stuart	57 days
Martin	56 days