

# 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: Cancelled  
 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: \$432,000  
 Valuated PPSF: \$208

*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: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

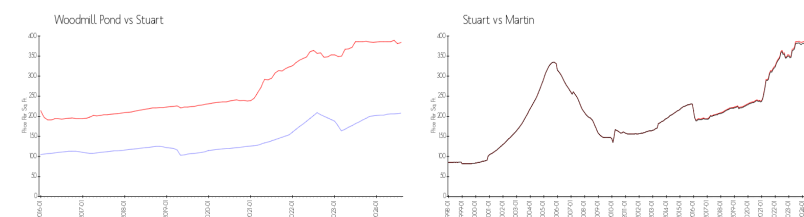
COMMUNITY INFORMATION Woodmill Pond  
 6724 SE Woodmill Pond Lane  
 Stuart, Florida 34997  
 Office Phone Number: 561-964-1550

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  |
|--------|-------------|--------------|------------|-------|
| 6635   | 2,226 sq ft | Sep 2024     | \$375,000  | \$168 |
|        | 2,256 sq ft | Aug 2024     | \$415,000  | \$184 |
|        | 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 |

## Market Information



|                |               |         |               |
|----------------|---------------|---------|---------------|
| Woodmill Pond: | \$208/sq. ft. | Stuart: | \$384/sq. ft. |
| Stuart:        | \$384/sq. ft. | Martin: | \$309/sq. ft. |



**Inventory for Sale**

|               |    |
|---------------|----|
| Woodmill Pond | 2% |
| Stuart        | 2% |
| Martin        | 2% |

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

|               |         |
|---------------|---------|
| Woodmill Pond | 24 days |
| Stuart        | 68 days |
| Martin        | 66 days |