

# Unit 8302 - Circle Bay Yacht Club I II & III

8302 - 1950 SW Palm City Rd, Stuart, FL, Martin 34994

## Unit Information

MLS Number:	RX-10998283
Status:	Active
Size:	1,026 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Carport - Detached,Deeded
View:	River
List Price:	\$398,000
List PPSF:	\$388
Valuated Price:	\$371,000
Valuated PPSF:	\$371

*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:	295
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Building Association Information

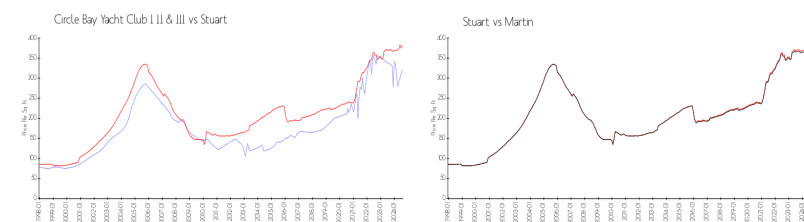
CIRCLE BAY YACHT CLUB  
CONDOMINIUM ASSOC. INC  
1950 SW Palm City Rd  
Stuart, FL 34994  
(772) 287-0990

<http://circlebay.net/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11-301	1,137 sq ft	Apr 2024	\$305,000	\$268
11-204	1,050 sq ft	Apr 2024	\$325,000	\$310
1-106	938 sq ft	Mar 2024	\$324,000	\$345
13-201	1,375 sq ft	Jan 2024	\$525,000	\$382
14-104	1,221 sq ft	Dec 2023	\$400,000	\$328

## Market Information



Circle Bay Yacht Club I II & III:	\$321/sq. ft.	Stuart:	\$380/sq. ft.
Stuart:	\$380/sq. ft.	Martin:	\$312/sq. ft.

## Inventory for Sale



Circle Bay Yacht Club I II & III	2%
Stuart	2%
Martin	2%

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

Circle Bay Yacht Club I II & III	97 days
Stuart	60 days
Martin	58 days