

# Unit 204 - Sun Tide

204 - 1357 NE Ocean Blvd, Stuart, FL, Martin 34996

## Unit Information

MLS Number:	RX-11005299
Status:	Active
Size:	1,939 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Attached,Garage - Building
View:	Garden,Ocean,Pool
List Price:	\$589,000
List PPSF:	\$304
Valuated Price:	\$522,000
Valuated PPSF:	\$293

*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:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

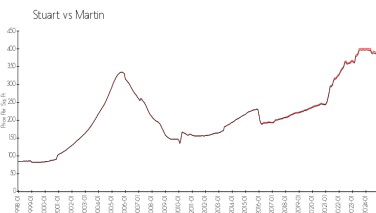
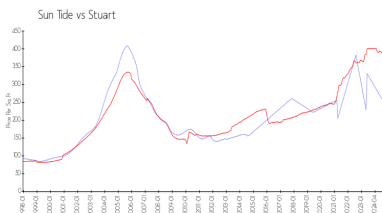
## Building Association Information

Suntide Condominium Association  
Property Management  
2115 SE Ocean Blvd  
Stuart, FL 34996  
772-220-0005

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417	1,522 sq ft	Jan 2025	\$475,000	\$312
218	1,720 sq ft	Oct 2024	\$390,000	\$227
103	1,522 sq ft	Jul 2024	\$490,000	\$322

## Market Information



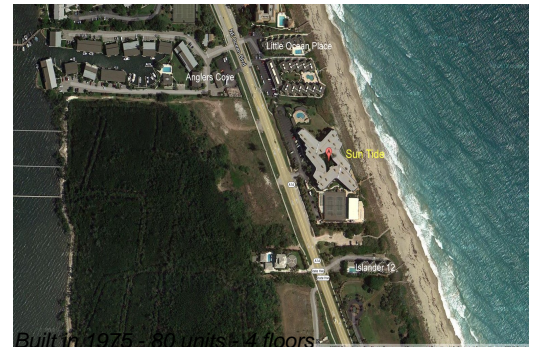
Sun Tide:	\$286/sq. ft.	Stuart:	\$383/sq. ft.
Stuart:	\$383/sq. ft.	Martin:	\$297/sq. ft.

## Inventory for Sale

Sun Tide	6%
Stuart	3%
Martin	3%

## Avg. Time to Close Over Last 12 Months

Sun Tide	12 days
Stuart	78 days



Martin

77 days