

# Unit AA-8 - Vista Pines

AA-8 - 2600 SE Ocean Blvd, Stuart, FL, Martin 34996

## Unit Information

MLS Number:	RX-11007711
Status:	Active
Size:	1,089 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Garden
List Price:	\$179,000
List PPSF:	\$164
Valuated Price:	\$130,000
Valuated PPSF:	\$119

*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:	522
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

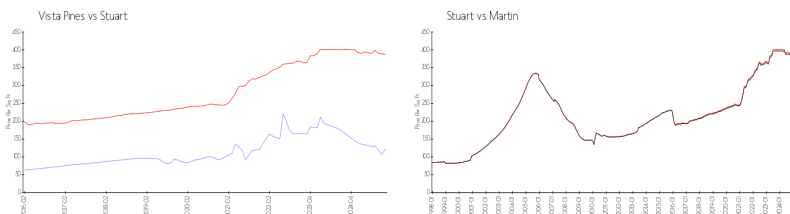
Vista Pines Condominium Association  
Address: 2600 SE Ocean Blvd,  
Stuart, FL 34996  
Phone: +1 772-283-4198

<https://www.vistapines.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G-10	886 sq ft	Apr 2025	\$95,000	\$107
W5	814 sq ft	Mar 2025	\$111,000	\$136
Bb8	1,233 sq ft	Mar 2025	\$92,000	\$75
L12	814 sq ft	Feb 2025	\$100,000	\$123
Dd10	814 sq ft	Jan 2025	\$88,000	\$108

## Market Information



Vista Pines:	\$119/sq. ft.	Stuart:	\$383/sq. ft.
Stuart:	\$383/sq. ft.	Martin:	\$297/sq. ft.

## Inventory for Sale

Vista Pines	3%
Stuart	3%
Martin	3%

## Avg. Time to Close Over Last 12 Months



Vista Pines  
Stuart  
Martin

94 days  
78 days  
77 days