

# 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:	\$144,000
Valuated PPSF:	\$132

*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:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

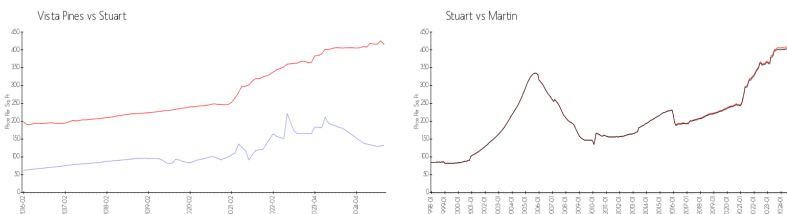
Vista Pines Condominium Association  
 Address: 2600 SE Ocean Blvd,  
 Stuart, FL 34996  
 Phone: +1 772-283-4198

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Dd10	814 sq ft	Jan 2025	\$88,000	\$108
1	1,089 sq ft	Dec 2024	\$175,000	\$161
Z-9	1,233 sq ft	Nov 2024	\$135,000	\$109
11	679 sq ft	Nov 2024	\$105,000	\$155
Ff4	679 sq ft	Nov 2024	\$135,000	\$199

## Market Information



Vista Pines:	\$132/sq. ft.	Stuart:	\$415/sq. ft.
Stuart:	\$415/sq. ft.	Martin:	\$305/sq. ft.

## Inventory for Sale

Vista Pines	2%
Stuart	3%
Martin	3%

## Avg. Time to Close Over Last 12 Months



Vista Pines  
Stuart  
Martin

57 days  
74 days  
72 days