

# Unit AA-8 - Vista Pines

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

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | RX-11134344                         |
| Status:         | Active                              |
| Size:           | 1,089 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | Assigned,Guest,Vehicle Restrictions |
| View:           | Garden,Other                        |
| List Price:     | \$164,900                           |
| List PPSF:      | \$151                               |
| 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:      | 11  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

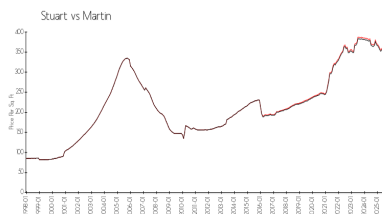
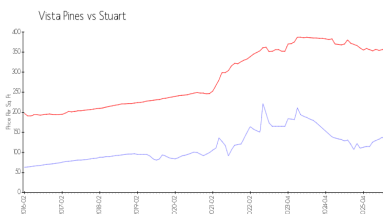
Vista Pines Condominium Association  
Address: 2600 SE Ocean Blvd,  
Stuart, FL 34996  
Phone: +1 772-283-4198

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E11    | 679 sq ft   | Nov 2025     | \$90,000   | \$133 |
| Jj-9   | 1,089 sq ft | Oct 2025     | \$165,000  | \$152 |
| S-11   | 679 sq ft   | Oct 2025     | \$85,000   | \$125 |
| Dd-8   | 1,089 sq ft | Sep 2025     | \$107,000  | \$98  |
| X-9    | 1,089 sq ft | Sep 2025     | \$100,000  | \$92  |

## Market Information



|              |               |         |               |
|--------------|---------------|---------|---------------|
| Vista Pines: | \$132/sq. ft. | Stuart: | \$360/sq. ft. |
| Stuart:      | \$360/sq. ft. | Martin: | \$279/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Vista Pines | 2% |
| Stuart      | 2% |
| Martin      | 2% |

## Avg. Time to Close Over Last 12 Months



Vista Pines  
Stuart  
Martin

83 days  
91 days  
90 days