

# Unit 140 SW Peacock Blvd # 21-203 - Belmont 1

140 SW Peacock Blvd # 21-203 - 130-162 SW Peacock Blvd, Port St Lucie, FL, St. Lucie 34986

## Unit Information

MLS Number: RX-10949404  
 Status: Active  
 Size: 1,199 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Clubhouse, Tennis  
 List Price: \$264,900  
 List PPSF: \$221  
 Valuated Price: \$208,000  
 Valuated PPSF: \$173

*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: 214  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

The Belmont Condominium Association, Inc.  
 103 S.W. Peacock Blvd.,  
 Port St. Lucie, FL 34986  
 Telephone: 772-879-4440  
 FAX: 772-879-4799.

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 27-102 | 1,151 sq ft | Mar 2024     | \$256,000  | \$222 |
| 24207  | 1,590 sq ft | Sep 2023     | \$240,000  | \$151 |
| 30107  | 1,141 sq ft | Aug 2023     | \$248,000  | \$217 |

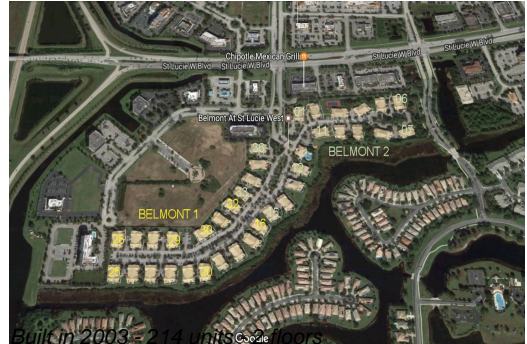
## Market Information

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|----------------|---------------|----------------|---------------|
| Belmont 1:     | \$173/sq. ft. | Port St Lucie: | \$189/sq. ft. |
| Port St Lucie: | \$189/sq. ft. | St. Lucie:     | \$298/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Belmont 1     | 6% |
| Port St Lucie | 2% |
| St. Lucie     | 2% |



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

|               |         |
|---------------|---------|
| Belmont 1     | 43 days |
| Port St Lucie | 35 days |
| St. Lucie     | 46 days |