

# Unit 38 Harbour Isle Dr E # PH01 - Harbour Isle at Hutchinson Island East

38 Harbour Isle Dr E # PH01 - 1 Harbour Isle Dr E, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number:	RX-10951059
Status:	Active
Size:	1,989 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Open, Vehicle Restrictions
View:	River
List Price:	\$474,900
List PPSF:	\$239
Valuated Price:	\$382,000
Valuated PPSF:	\$192

*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:	288
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

HARBOUR ISLE EAST  
 Condominium Association  
 Bristol Management Services, Inc.  
 1930 Commerce Lane, Suite 1  
 Jupiter, FL 33458  
 (772) 595-3660

<http://www.harbourisleeast.org/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Ph6	1,989 sq ft	Mar 2024	\$410,000	\$206
201	1,989 sq ft	Feb 2024	\$392,500	\$197
106	1,989 sq ft	Feb 2024	\$395,000	\$199
203	1,989 sq ft	Jan 2024	\$370,000	\$186
202	1,989 sq ft	Jan 2024	\$300,000	\$151

## Market Information

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Harbour Isle at Hutchinson Island East:	\$191/sq. ft.	Fort Pierce:	\$323/sq. ft.
Fort Pierce:	\$323/sq. ft.	St. Lucie:	\$293/sq. ft.



## **Inventory for Sale**

Harbour Isle at Hutchinson Island East	3%
Fort Pierce	3%
St. Lucie	2%

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

Harbour Isle at Hutchinson Island East	72 days
Fort Pierce	63 days
St. Lucie	46 days