

# Unit 32 Harbour Isle Dr W # PH01 - Harbour Isle at Hutchinson Island West

32 Harbour Isle Dr W # PH01 - 11 Harbour Isle W, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number: RX-11022793  
 Status: Active  
 Size: 1,989 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Intracoastal, Lagoon, River  
 List Price: \$498,800  
 List PPSF: \$251  
 Valuated Price: \$439,000  
 Valuated PPSF: \$221

*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: 624  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

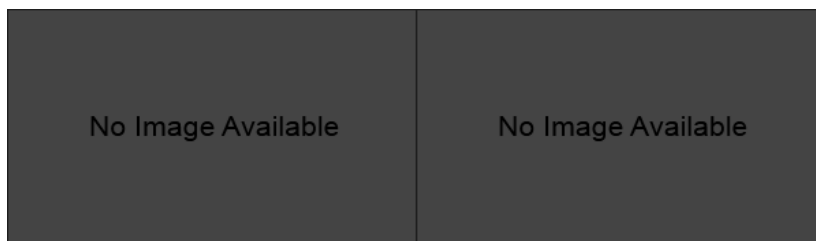
Managed By  
 Elliott-Merrill Community Management  
 office address 14-A Harbour Isle Drive West Fort Pierce, FL 34949  
 (772) 466-5512

<http://www.harbourislewest.com/index.php>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,989 sq ft	Oct 2024	\$425,000	\$214
105	1,989 sq ft	Sep 2024	\$405,000	\$204
105	1,989 sq ft	Sep 2024	\$425,000	\$214
105	1,989 sq ft	Aug 2024	\$386,000	\$194
103	1,989 sq ft	Jul 2024	\$385,000	\$194

## Market Information



Harbour Isle at Hutchinson Island West:	\$202/sq. ft.	Fort Pierce:	\$330/sq. ft.
Fort Pierce:	\$330/sq. ft.	St. Lucie:	\$295/sq. ft.

## Inventory for Sale

Harbour Isle at Hutchinson Island West 3%

Fort Pierce	4%
St. Lucie	3%

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

Harbour Isle at Hutchinson Island West	66 days
Fort Pierce	76 days
St. Lucie	55 days