

# Unit 31 - Southern Isle

31 - 3001 SE Island Point Ln, Stuart, FL, Martin 34996

## Unit Information

MLS Number: RX-10922795  
 Status: Active  
 Size: 3,721 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Covered, Drive - Decorative, Garage - Building, Golf Cart, Under Building  
 View: Ocean  
 List Price: \$2,500,000  
 List PPSF: \$672  
 Valuated Price: \$2,375,000  
 Valuated PPSF: \$905

*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: 16  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

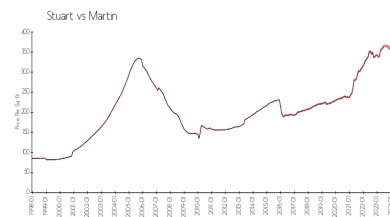
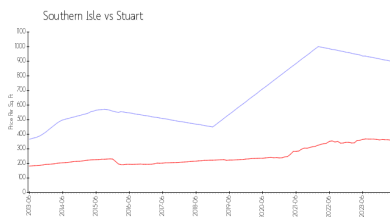
## Building Association Information

Southern Isle Condo Association  
 Sailfish Point Condominiums  
 3001 SE Island Point Ln  
 Stuart, FL 34996  
 Phone: (772) 225-0158

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
23	3,676 sq ft	Jun 2023	\$2,650,000	\$721

## Market Information

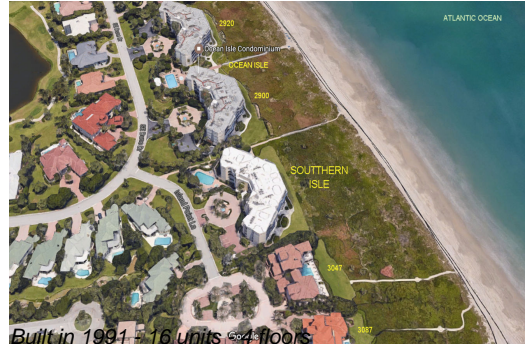


Southern Isle:	\$901/sq. ft.	Stuart:	\$360/sq. ft.
Stuart:	\$360/sq. ft.	Martin:	\$311/sq. ft.

## Inventory for Sale

Southern Isle	6%
Stuart	2%
Martin	2%

## Avg. Time to Close Over Last 12 Months



Southern Isle  
Stuart  
Martin

n/a  
51 days  
51 days