

Unit 5601 Blackfin Dr - Sea Forest Beach Club

5601 Blackfin Dr - 5515-5534 Yellowfin Ct, New Port Richey, FL, Pasco 34652

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | T3513030 |
| Status: | ACTIVE |
| Size: | 1,710 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Driveway, Ground Level |
| View: | |
| List Price: | \$339,000 |
| List PPSF: | \$198 |
| Valuated Price: | \$317,000 |
| Valuated PPSF: | \$185 |

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

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|--|-----|
| Number of units: | 158 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

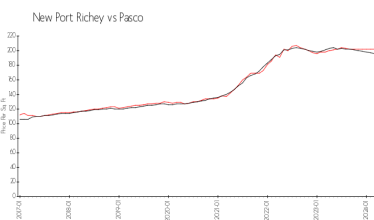
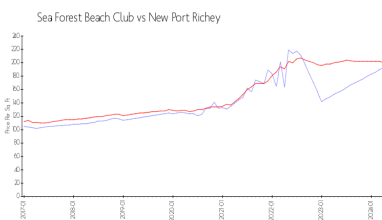
Sea Forest Beach Club HOA
 5901 US Highway 19 STE 7
 New Port Richey, FL 34652-2940
 (727) 869-9700

<http://www.sentrymgt.com>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| | 1,710 sq ft | Apr 2024 | \$325,000 | \$190 |
| | 1,710 sq ft | Apr 2024 | \$311,500 | \$182 |
| | 1,710 sq ft | Apr 2024 | \$315,000 | \$184 |
| | 1,509 sq ft | Jan 2024 | \$305,000 | \$202 |
| | 1,652 sq ft | Sep 2023 | \$345,000 | \$209 |

Market Information



| | | | |
|------------------------|---------------|------------------|---------------|
| Sea Forest Beach Club: | \$193/sq. ft. | New Port Richey: | \$200/sq. ft. |
| New Port Richey: | \$200/sq. ft. | Pasco: | \$192/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Sea Forest Beach Club | 1% |
|-----------------------|----|



| | |
|-----------------|----|
| New Port Richey | 1% |
| Pasco | 1% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Sea Forest Beach Club | 60 days |
| New Port Richey | 60 days |
| Pasco | 43 days |