

# Unit 510 - Royal Stewart Arms 7

510 - 9 Haig Pl, Dunedin, FL, Pinellas 34698

## Unit Information

MLS Number: T3544421  
 Status: Active  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Guest  
 View: Water  
 List Price: \$365,000  
 List PPSF: \$374  
 Valuated Price: \$137,000  
 Valuated PPSF: \$141

*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: 92  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

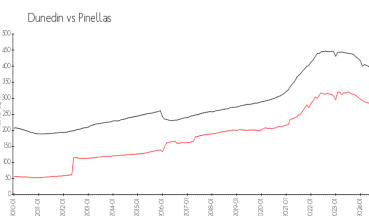
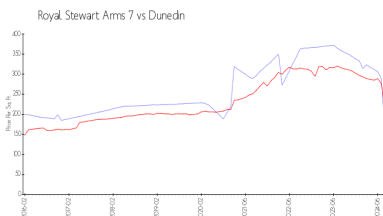
Royal Stewart Arms  
 Address: 9 Forbes Pl,  
 Dunedin, FL 34698  
 Phone: +1 727-733-3151

<https://www.royalstewartarms.org/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
802	1,181 sq ft	Jul 2024	\$350,382	\$297
505	975 sq ft	Jun 2024	\$300,000	\$308
506	802 sq ft	Mar 2024	\$295,000	\$368
308	975 sq ft	Mar 2024	\$374,990	\$385
303	975 sq ft	Oct 2023	\$380,000	\$390

## Market Information



Royal Stewart Arms 7: \$140/sq. ft.  
 Dunedin: \$200/sq. ft.  
 Dunedin: \$200/sq. ft.  
 Pinellas: \$339/sq. ft.

## Inventory for Sale

Royal Stewart Arms 7: 12%  
 Dunedin: 4%  
 Pinellas: 4%



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

Royal Stewart Arms 7	133 days
Dunedin	80 days
Pinellas	72 days