

# Unit 2685 Sabal Springs Cir #202 - Misty Springs

2685 Sabal Springs Cir #202 - 2661-2689 Sabal Springs Cir, Clearwater, FL, Pinellas 33755

## Unit Information

MLS Number: TB8302860  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Guest  
 View:  
 List Price: \$249,900  
 List PPSF: \$227  
 Valuated Price: \$220,000  
 Valuated PPSF: \$200

*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: 234  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

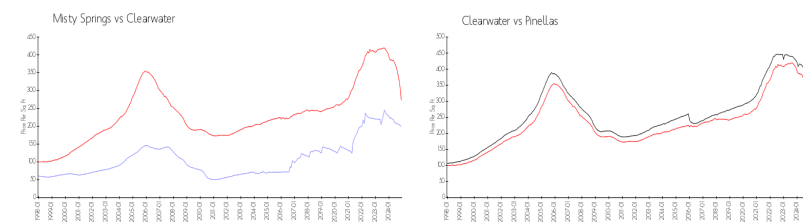
## Building Association Information

Misty Springs Condominium Association  
 2661-2689 SABAL SPRINGS CIR,  
 Clearwater, FL 33761  
 PROGRESSIVE MANAGEMENT, INC.  
 4151 WOODLANDS PKWY  
 PALM HARBOR FL 34685  
 PHONE 727-773-9542  
 FAX 727-773-8740

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,100 sq ft	Dec 2024	\$250,000	\$227
202	1,100 sq ft	Oct 2024	\$220,000	\$200
206	805 sq ft	Oct 2024	\$170,000	\$211
103	1,075 sq ft	Jul 2024	\$245,000	\$228
102	1,100 sq ft	Jun 2024	\$249,999	\$227

## Market Information

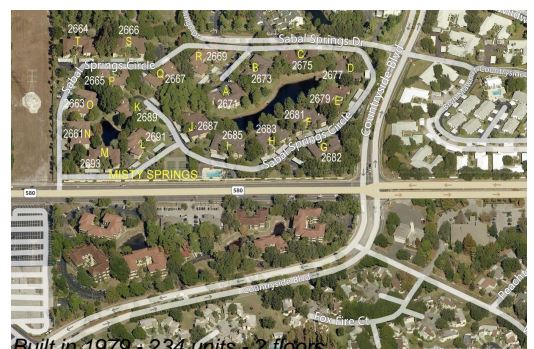


Misty Springs: \$199/sq. ft.  
 Clearwater: \$273/sq. ft.

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 Pinellas: \$311/sq. ft.

## Inventory for Sale

Misty Springs 4%



Built in 1979 - 234 units - 2 floors

Clearwater	5%
Pinellas	4%

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

Misty Springs	35 days
Clearwater	96 days
Pinellas	85 days