

# Unit 188 Brightwater Dr # 4 - Brightwater Blue Townhomes

188 Brightwater Dr # 4 - 152 Brightwater Dr, Clearwater, FL, Pinellas 33767

## Unit Information

MLS Number:	TB8304810
Status:	Active
Size:	2,578 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage Door Opener,Ground Level,Guest
View:	Water
List Price:	\$2,099,000
List PPSF:	\$814
Valuated Price:	\$1,661,000
Valuated PPSF:	\$836

*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:	30
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	20%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

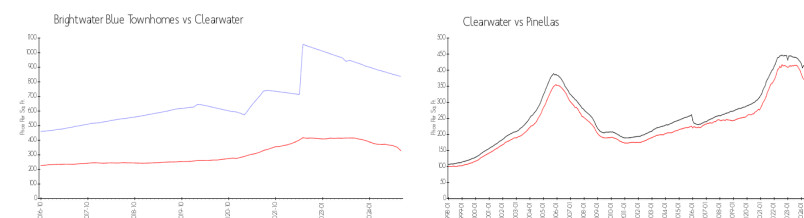
## Building Association Information

Brightwater Point  
Condominium Association, Inc  
205 Brightwater Drive  
Clearwater Beach, FL 33767  
Phone: (727) 445-1390

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3	2,586 sq ft	Mar 2024	\$1,950,000	\$754
4	2,551 sq ft	Mar 2024	\$1,590,000	\$623
4	2,551 sq ft	Dec 2023	\$1,600,000	\$627

## Market Information

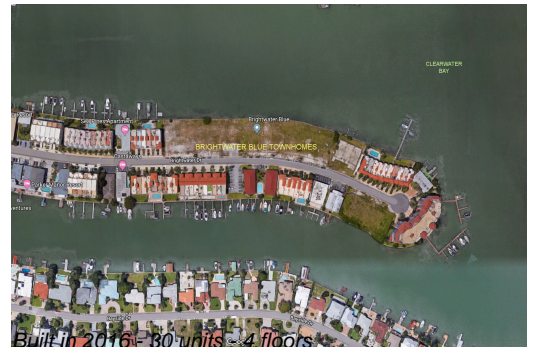


Brightwater Blue Townhomes:	\$836/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale

Brightwater Blue Townhomes	20%
Clearwater	6%
Pinellas	5%

## Avg. Time to Close Over Last 12 Months



Brightwater Blue Townhomes	299 days
Clearwater	87 days
Pinellas	81 days