

# Unit 345 S McMullen Booth Rd # 142 - Tradewinds

345 S McMullen Booth Rd # 142 - 205-393 S McMullen Booth Rd, Clearwater, FL, Pinellas 33759

## Unit Information

MLS Number:	TB8314876
Status:	Active
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$275,000
List PPSF:	\$253
Valuated Price:	\$71,000
Valuated PPSF:	\$65

*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:	204
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:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

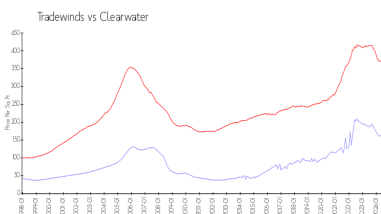
## Building Association Information

TRADEWINDS EAST  
CONDOMINIUM ASSOCIATION  
251 S McMullen Booth Rd  
Clearwater, FL 33759-4425  
(727) 585-3491

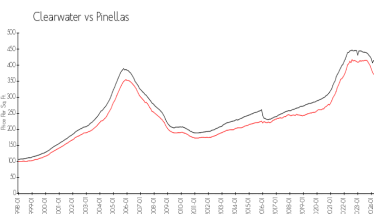
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
61	968 sq ft	Jul 2024	\$155,000	\$160
34	863 sq ft	Apr 2024	\$125,000	\$145
171	747 sq ft	Mar 2024	\$135,000	\$181
33	863 sq ft	Mar 2024	\$135,000	\$156
169	747 sq ft	Dec 2023	\$120,000	\$161

## Market Information



Tradewinds: \$78/sq. ft.  
Clearwater: \$328/sq. ft.



Clearwater: \$328/sq. ft.  
Pinellas: \$361/sq. ft.

## Inventory for Sale

Tradewinds	5%
Clearwater	4%
Pinellas	4%



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

Tradewinds	94 days
Clearwater	87 days
Pinellas	81 days