

# Unit 2650 Pearce Dr # 110 - Seville (I-XIV)

2650 Pearce Dr # 110 - 2623-2699 Seville Blvd, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: TB8315106  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View:  
 List Price: \$150,000  
 List PPSF: \$130  
 Valuated Price: \$103,000  
 Valuated PPSF: \$90

*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: 370  
 Number of active listings for rent: 0  
 Number of active listings for sale: 29  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

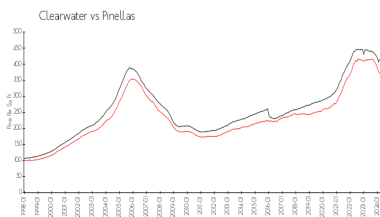
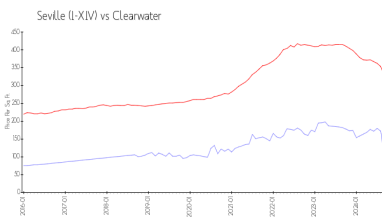
## Building Association Information

Seville Condo Association  
 ADDRESS 1001 Pearce Dr  
 Clearwater FL 33764-1145  
 PHONE (727) 712-3137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,150 sq ft	Sep 2024	\$199,000	\$173
106	775 sq ft	Sep 2024	\$149,900	\$193
310	1,150 sq ft	Jul 2024	\$208,000	\$181
105	685 sq ft	Jun 2024	\$164,000	\$239
108	775 sq ft	Jun 2024	\$140,000	\$181
202	1,048 sq ft	Jun 2024	\$155,000	\$148

## Market Information



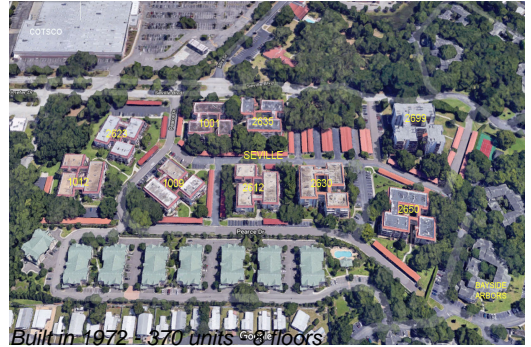
Seville (I-XIV): \$91/sq. ft.  
 Clearwater: \$328/sq. ft.  
 Clearwater: \$328/sq. ft.  
 Pinellas: \$361/sq. ft.

## Inventory for Sale

Seville (I-XIV) 8%  
 Clearwater 6%  
 Pinellas 5%

## Avg. Time to Close Over Last 12 Months

Seville (I-XIV) 72 days



Clearwater  
Pinellas

85 days  
79 days