

Unit 703 - Royal Stewart Arms 7

703 - 9 Haig Pl, Dunedin, FL, Pinellas 34698

Unit Information

| | |
|-----------------|----------------------------------------|
| MLS Number: | TB8318399 |
| Status: | ACTIVE |
| Size: | 975 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Covered, Ground Level, Guest |
| View: | |
| List Price: | \$424,000 |
| List PPSF: | \$435 |
| Valuated Price: | \$258,000 |
| Valuated PPSF: | \$265 |

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: | 10 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

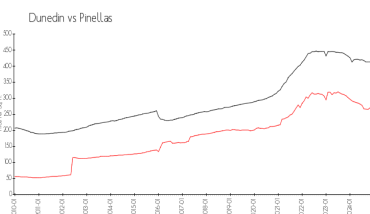
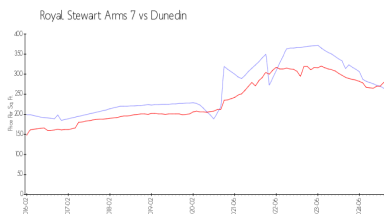
Royal Stewart Arms
Address: 9 Forbes Pl,
Dunedin, FL 34698
Phone: +1 727-733-3151

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 407 | 802 sq ft | Mar 2025 | \$206,000 | \$257 |
| 406 | 802 sq ft | Feb 2025 | \$175,000 | \$218 |
| 608 | 975 sq ft | Dec 2024 | \$420,000 | \$431 |
| 802 | 1,181 sq ft | Jul 2024 | \$350,382 | \$297 |
| 505 | 975 sq ft | Jun 2024 | \$300,000 | \$308 |

Market Information



| | | | |
|-----------------------|---------------|-----------|---------------|
| Royal Stewart Arms 7: | \$258/sq. ft. | Dunedin: | \$280/sq. ft. |
| Dunedin: | \$280/sq. ft. | Pinellas: | \$404/sq. ft. |

Inventory for Sale

| | |
|----------------------|-----|
| Royal Stewart Arms 7 | 11% |
| Dunedin | 6% |
| Pinellas | 5% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| Royal Stewart Arms 7 | 186 days |
| Dunedin | 105 days |
| Pinellas | 92 days |