

# Unit 3078 Eastland Blvd # 304 - Imperial Pines

3078 Eastland Blvd # 304 - 3062 Eastland Blvd, Clearwater, FL, Pinellas 33761

## Unit Information

MLS Number: TB8318980  
 Status: Active  
 Size: 1,145 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View:  
 List Price: \$240,000  
 List PPSF: \$210  
 Valuated Price: \$186,000  
 Valuated PPSF: \$162

*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: 168  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

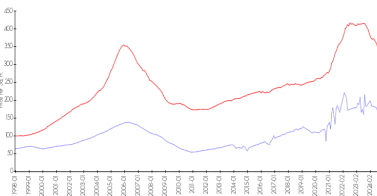
Imperial Pines Condo Assoc  
 3074 Eastland Boulevard  
 Clearwater, FL 33761  
 Phone: (727) 797-2432

## Recent Sales

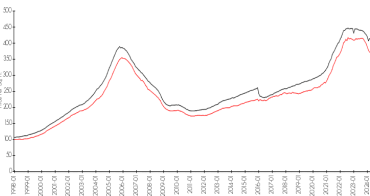
Unit #	Size	Closing Date	Sale Price	PPSF
303	1,250 sq ft	Oct 2024	\$200,000	\$160
208	1,390 sq ft	Oct 2024	\$250,000	\$180
106	870 sq ft	Sep 2024	\$137,000	\$157
D-101	1,495 sq ft	Sep 2024	\$240,000	\$161
213	1,250 sq ft	Jul 2024	\$212,000	\$170
205	1,145 sq ft	Jul 2024	\$215,000	\$188

## Market Information

Imperial Pines vs Clearwater



Clearwater vs Pinellas



Imperial Pines: \$161/sq. ft.  
 Clearwater: \$328/sq. ft.  
 Clearwater: \$328/sq. ft.  
 Pinellas: \$361/sq. ft.

## Inventory for Sale

Imperial Pines: 7%  
 Clearwater: 6%  
 Pinellas: 5%

## Avg. Time to Close Over Last 12 Months

Imperial Pines: 87 days



Clearwater  
Pinellas

87 days  
81 days