

# Unit 607 - Royal Stewart Arms 4

607 - 7 Elgin Pl, Dunedin, FL, Pinellas 34698

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | TB8328173  |
| Status:         | ACTIVE     |
| Size:           | 802 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| List Price:     | \$299,000  |
| List PPSF:      | \$373      |
| Valuated Price: | \$237,000  |
| Valuated PPSF:  | \$296      |

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:      | 9  |
| Building inventory for sale:             | 9% |
| Number of sales over the last 12 months: | 4  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 1  |

## Building Association Information

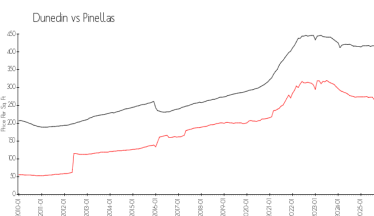
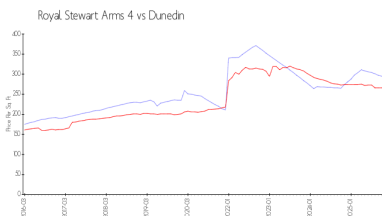
Royal Stewart Arms  
Address: 9 Forbes Pl,  
Dunedin, FL 34698  
Phone: +1 727-733-3151

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 510    | 975 sq ft   | Oct 2025     | \$350,000  | \$359 |
| 603    | 975 sq ft   | Jul 2025     | \$405,000  | \$415 |
| 812    | 1,181 sq ft | Apr 2025     | \$380,000  | \$322 |
| 502    | 1,181 sq ft | Feb 2025     | \$465,000  | \$394 |

## Market Information



Royal Stewart Arms 4: \$292/sq. ft.

Dunedin: \$267/sq. ft.

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Pinellas: \$385/sq. ft.

## Inventory for Sale

|                      |     |
|----------------------|-----|
| Royal Stewart Arms 4 | 10% |
| Dunedin              | 8%  |
| Pinellas             | 7%  |

## Avg. Time to Close Over Last 12 Months



|                      |         |
|----------------------|---------|
| Royal Stewart Arms 4 | 93 days |
| Dunedin              | 91 days |
| Pinellas             | 99 days |