

# Unit 611 - Town Shores of Gulfport - Manchester House

611 - 6025 Shore Blvd S, Gulfport, FL, Pinellas 33707

## Unit Information

|                 |                    |
|-----------------|--------------------|
| MLS Number:     | TB8357318          |
| Status:         | ACTIVE             |
| Size:           | 1,060 Sq ft.       |
| Bedrooms:       | 1                  |
| Full Bathrooms: | 1                  |
| Half Bathrooms: | 0                  |
| Parking Spaces: | Guest              |
| View:           | Trees/Woods, Water |
| List Price:     | \$205,000          |
| List PPSF:      | \$193              |
| Valuated Price: | \$234,000          |
| Valuated PPSF:  | \$221              |

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:                         | 84 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 7  |
| Building inventory for sale:             | 8% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

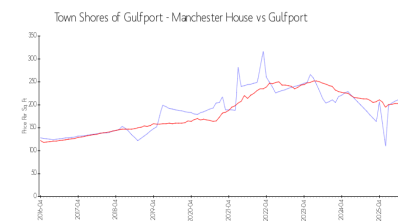
Town Shores Master Association, Inc  
3210 59th Street South  
Gulfport, FL 33707  
Phone: (727) 345-9491

<https://www.townshorescommunity.com/welcom>

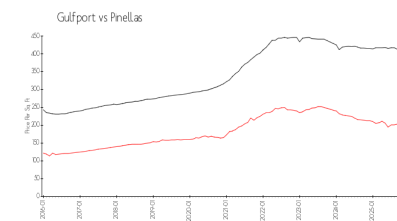
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 408    | 1,120 sq ft | Aug 2025     | \$230,000  | \$205 |
| 409    | 1,120 sq ft | Jul 2025     | \$223,500  | \$200 |
| 405    | 1,060 sq ft | Jun 2025     | \$118,000  | \$111 |
| 504    | 1,060 sq ft | Apr 2025     | \$215,000  | \$203 |
| 412    | 1,060 sq ft | Mar 2025     | \$175,000  | \$165 |

## Market Information



Town Shores of  
Gulfport -  
Manchester House:  
Gulfport:           \$202/sq. ft.



Gulfport:               \$202/sq. ft.  
Pinellas:               \$385/sq. ft.

## Inventory for Sale

|                                      |    |
|--------------------------------------|----|
| Town Shores of Gulfport - Manchester | 8% |
|--------------------------------------|----|



|          |    |
|----------|----|
| House    |    |
| Gulfport | 9% |
| Pinellas | 8% |

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

|                                      |          |
|--------------------------------------|----------|
| Town Shores of Gulfport - Manchester | 78 days  |
| House                                |          |
| Gulfport                             | 102 days |
| Pinellas                             | 100 days |