

Unit 2600 Forest Run Ct - Winding Wood

2600 Forest Run Ct - 2700-2770 Sand Hollow Ct, Clearwater, FL, Pinellas 33761

Unit Information

MLS Number:	TB8380248
Status:	ACTIVE
Size:	1,405 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered, Driveway
View:	Garden
List Price:	\$250,000
List PPSF:	\$178
Valuated Price:	\$252,000
Valuated PPSF:	\$179

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.

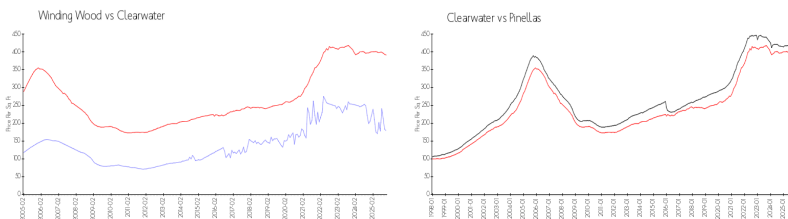
Building Information

Number of units:	372
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
177A	1,025 sq ft	Dec 2025	\$273,000	\$266
	1,405 sq ft	Dec 2025	\$185,000	\$132
	1,405 sq ft	Dec 2025	\$208,000	\$148
130B	1,145 sq ft	Nov 2025	\$205,000	\$179
	1,145 sq ft	Oct 2025	\$210,000	\$183

Market Information



Winding Wood:	\$179/sq. ft.	Clearwater:	\$391/sq. ft.
Clearwater:	\$391/sq. ft.	Pinellas:	\$385/sq. ft.

Inventory for Sale

Winding Wood	6%
Clearwater	8%
Pinellas	8%

Avg. Time to Close Over Last 12 Months

Winding Wood	70 days
Clearwater	105 days
Pinellas	100 days

