

Unit 2506 - Beach Cottages I&II

2506 - 18400 Gulf Blvd, Indian Shores, FL, Pinellas 33785

Unit Information

MLS Number:	TB8413752
Status:	ACTIVE
Size:	1,380 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Under Building
View:	Pool, Water
List Price:	\$995,000
List PPSF:	\$721
Valuated Price:	\$855,000
Valuated PPSF:	\$620

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:	96
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	14%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

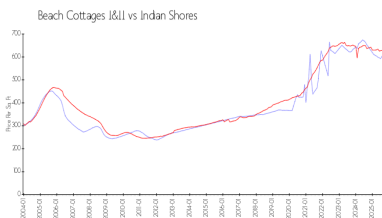
Beach Cottage I, II
18400 Gulf Blvd, Indian Shores, FL33785
Phone: (727) 595-5727

<https://>

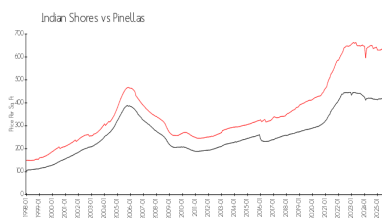
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,435 sq ft	Nov 2025	\$820,000	\$571
1105	1,400 sq ft	Oct 2025	\$475,000	\$339
1410	1,260 sq ft	Sep 2025	\$900,000	\$714
1505	1,400 sq ft	Jul 2025	\$752,250	\$537
PH-11	1,400 sq ft	Feb 2025	\$775,000	\$554

Market Information



Beach Cottages I&II: \$569/sq. ft.
Indian Shores: \$628/sq. ft.



Indian Shores: \$628/sq. ft.
Pinellas: \$385/sq. ft.

Inventory for Sale

Beach Cottages I&II	15%
Indian Shores	8%
Pinellas	7%

Avg. Time to Close Over Last 12 Months



Beach Cottages I&II	205 days
Indian Shores	138 days
Pinellas	99 days