

# Unit 379 S McMullen Booth Rd # 76 - Tradewinds

379 S McMullen Booth Rd # 76 - 205-393 S McMullen Booth Rd, Clearwater, FL, Pinellas 33759

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | TB8438622             |
| Status:         | ACTIVE                |
| Size:           | 1,087 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | Assigned, Guest, None |
| View:           |                       |
| List Price:     | \$134,900             |
| List PPSF:      | \$124                 |
| Valuated Price: | \$140,000             |
| Valuated PPSF:  | \$129                 |

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:                         | 204 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 22  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

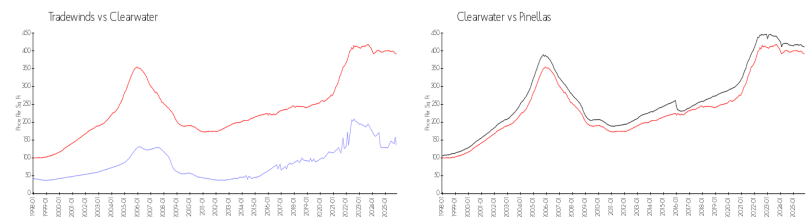
TRADEWINDS EAST  
CONDOMINIUM ASSOCIATION  
251 S McMullen Booth Rd  
Clearwater, FL 33759-4425  
(727) 585-3491

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 72     | 968 sq ft   | Oct 2025     | \$145,000  | \$150 |
| 16     | 1,087 sq ft | Sep 2025     | \$160,000  | \$147 |
| 202    | 1,087 sq ft | Jun 2025     | \$168,000  | \$155 |
| 36     | 863 sq ft   | Mar 2025     | \$125,000  | \$145 |
| 138    | 968 sq ft   | Mar 2025     | \$81,500   | \$84  |
| 120    | 968 sq ft   | Mar 2025     | \$165,000  | \$170 |

## Market Information



|             |               |             |               |
|-------------|---------------|-------------|---------------|
| Tradewinds: | \$136/sq. ft. | Clearwater: | \$391/sq. ft. |
| Clearwater: | \$391/sq. ft. | Pinellas:   | \$385/sq. ft. |

## Inventory for Sale



|            |     |
|------------|-----|
| Tradewinds | 11% |
| Clearwater | 8%  |
| Pinellas   | 8%  |

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

|            |          |
|------------|----------|
| Tradewinds | 162 days |
| Clearwater | 105 days |
| Pinellas   | 100 days |