

# Unit 104 - Victoria Palms

104 - 700 Lyndhurst St, Dunedin, FL, Pinellas 34698

## Unit Information

MLS Number:	TB8452369
Status:	ACTIVE
Size:	818 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$229,000
List PPSF:	\$280
Valuated Price:	\$192,000
Valuated PPSF:	\$235

*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:	88
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	13%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

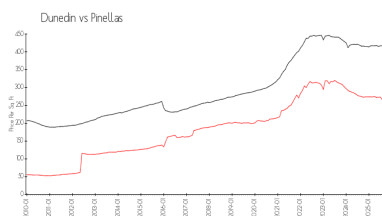
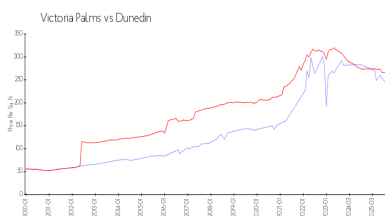
Victoria Palms of Dunedin  
Condominium Association  
Address: 700 Lyndhurst St,  
Dunedin, FL 34698,  
Phone: +1 727-734-0319

<https://victoriapalmshoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,114 sq ft	Oct 2025	\$220,500	\$198
1104	1,114 sq ft	Aug 2025	\$215,000	\$193
702	1,114 sq ft	Jul 2025	\$287,800	\$258
824	818 sq ft	May 2025	\$225,000	\$275
604	1,114 sq ft	Apr 2025	\$299,900	\$269

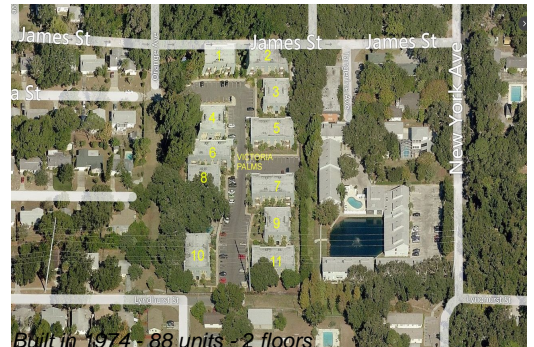
## Market Information



Victoria Palms:	\$236/sq. ft.	Dunedin:	\$267/sq. ft.
Dunedin:	\$267/sq. ft.	Pinellas:	\$385/sq. ft.

## Inventory for Sale

Victoria Palms	14%
Dunedin	8%
Pinellas	8%



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

Victoria Palms	89 days
Dunedin	91 days
Pinellas	99 days