

Unit 2262 Montview Dr - Montclair Lake Townhomes

2262 Montview Dr - 1910-1986 Lake Ridge Rd, Clearwater, FL, Pinellas 33763

Unit Information

MLS Number: U8208159
 Status: ACTIVE
 Size: 1,603 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Garage Door Opener, Guest
 View:
 List Price: \$448,000
 List PPSF: \$279

Building Information

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

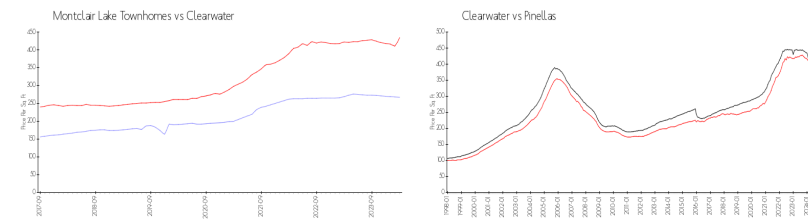
Building Association Information

Montclair Lake Townhomes
 Address: 2251 Montclair Rd,
 Clearwater, FL 33763
 Phone: +1 727-637-5134

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,283 sq ft	Aug 2023	\$587,500	\$257
	1,603 sq ft	Jun 2023	\$460,000	\$287
	2,283 sq ft	May 2023	\$630,000	\$276

Market Information



Montclair Lake Townhomes:	\$267/sq. ft.	Clearwater:	\$434/sq. ft.
Clearwater:	\$434/sq. ft.	Pinellas:	\$415/sq. ft.

Inventory for Sale

Montclair Lake Townhomes: 6%
 Clearwater: 4%
 Pinellas: 3%

Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes: 97 days
 Clearwater: 60 days



Pinellas

60 days