

Unit 518 Black Lion Dr NE - Brighton Bay

518 Black Lion Dr NE - 553-760 Vallance Wy NE, St Petersburg, FL, Pinellas 33716

Unit Information

MLS Number: U8240831
 Status: ACTIVE
 Size: 1,453 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Driveway, Garage Door Opener, Ground Level, Guest, Open
 View: Water
 List Price: \$412,500
 List PPSF: \$284
 Valuated Price: \$411,000
 Valuated PPSF: \$283

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.

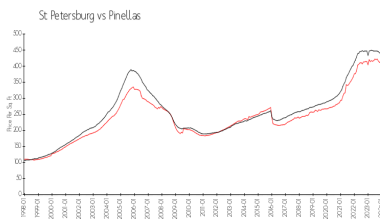
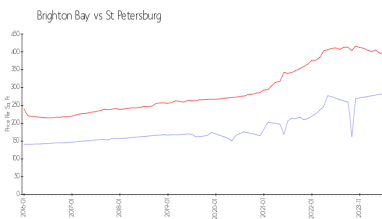
Building Information

Number of units: 150
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,343 sq ft	Jun 2024	\$380,000	\$283
	1,453 sq ft	Jun 2024	\$360,000	\$248
	1,618 sq ft	Jun 2024	\$400,000	\$247
	1,618 sq ft	May 2024	\$420,000	\$260
	1,453 sq ft	Dec 2023	\$415,000	\$286

Market Information



Brighton Bay:	\$283/sq. ft.	St Petersburg:	\$397/sq. ft.
St Petersburg:	\$397/sq. ft.	Pinellas:	\$422/sq. ft.

Inventory for Sale

Brighton Bay: 1%
 St Petersburg: 3%
 Pinellas: 3%

Avg. Time to Close Over Last 12 Months

Brighton Bay: 32 days
 St Petersburg: 70 days
 Pinellas: 66 days



Built in 2002 - 150 units - 2 floors