

# Unit 2591 Forest Run Ct - Winding Wood

2591 Forest Run Ct - 2700-2770 Sand Hollow Ct, Clearwater, FL, Pinellas 33761

## Unit Information

MLS Number:	U8240931
Status:	ACTIVE
Size:	1,405 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Guest, Off Street
View:	
List Price:	\$310,000
List PPSF:	\$221
Valuated Price:	\$320,000
Valuated PPSF:	\$228

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.

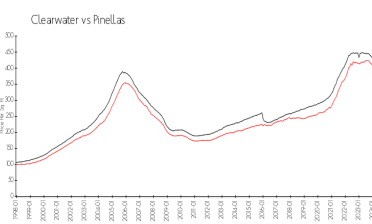
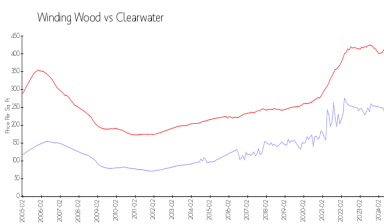
## Building Information

Number of units:	372
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2770	1,405 sq ft	Jul 2024	\$350,000	\$249
	1,025 sq ft	May 2024	\$249,900	\$244
152C	1,405 sq ft	Apr 2024	\$350,000	\$249
2757	1,025 sq ft	Mar 2024	\$290,000	\$283
1042	1,145 sq ft	Mar 2024	\$339,900	\$297

## Market Information



Winding Wood:	\$228/sq. ft.	Clearwater:	\$410/sq. ft.
Clearwater:	\$410/sq. ft.	Pinellas:	\$417/sq. ft.

## Inventory for Sale

Winding Wood	2%
Clearwater	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Winding Wood	38 days
Clearwater	70 days
Pinellas	68 days

