

# 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:	\$299,900
List PPSF:	\$213
Valuated Price:	\$355,000
Valuated PPSF:	\$253

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.

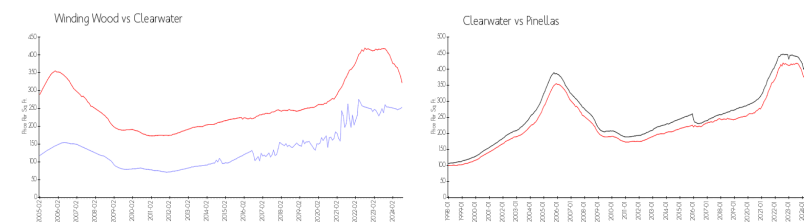
## Building Information

Number of units:	372
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,025 sq ft	Sep 2024	\$255,000	\$249
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:	\$253/sq. ft.	Clearwater:	\$321/sq. ft.
Clearwater:	\$321/sq. ft.	Pinellas:	\$339/sq. ft.

## Inventory for Sale

Winding Wood	3%
Clearwater	4%
Pinellas	4%

## Avg. Time to Close Over Last 12 Months

Winding Wood	42 days
Clearwater	77 days
Pinellas	73 days

