

# Unit 217 - Lakeside Crossing

217 - 701 S Madison Av, Clearwater, FL, Pinellas 33756

## Unit Information

MLS Number: U8242047  
 Status: ACTIVE  
 Size: 660 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Common, Ground Level, Open Garden  
 View: Garden  
 List Price: \$154,000  
 List PPSF: \$233  
 Valuated Price: \$132,000  
 Valuated PPSF: \$188

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

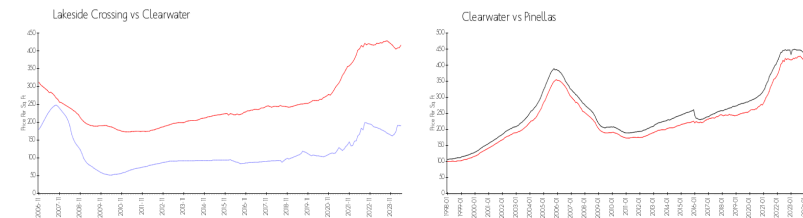
## Building Association Information

Lakeside Crossing Condo's Association  
 701 S Madison Ave,  
 Clearwater, FL 33756  
 (727) 443-7870

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 516    | 1,345 sq ft | Mar 2024     | \$218,000  | \$162 |
| 305    | 633 sq ft   | Mar 2024     | \$147,000  | \$232 |
| 514    | 1,252 sq ft | Dec 2023     | \$232,000  | \$185 |
| 519    | 1,112 sq ft | Dec 2023     | \$160,000  | \$144 |
| 320    | 1,112 sq ft | Oct 2023     | \$162,000  | \$146 |

## Market Information



Lakeside Crossing: \$190/sq. ft.  
 Clearwater: \$416/sq. ft.

Clearwater: \$416/sq. ft.  
 Pinellas: \$422/sq. ft.

## Inventory for Sale

Lakeside Crossing 4%  
 Clearwater 3%  
 Pinellas 3%



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

|                   |          |
|-------------------|----------|
| Lakeside Crossing | 186 days |
| Clearwater        | 67 days  |
| Pinellas          | 66 days  |