

Unit 2262 Montview Dr - Montclair Lake Townhomes

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

Unit Information

MLS Number:	U8244059
Status:	ACTIVE
Size:	1,603 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$429,000
List PPSF:	\$268
Valuated Price:	\$446,000
Valuated PPSF:	\$278

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:	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:	1
Number of sales over the last 3 months:	1

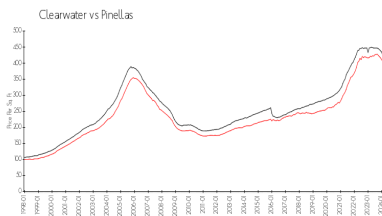
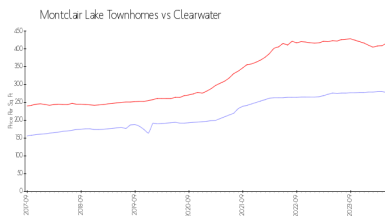
Building Association Information

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	May 2024	\$635,000	\$278
	2,283 sq ft	Aug 2023	\$587,500	\$257
	1,603 sq ft	Jun 2023	\$460,000	\$287

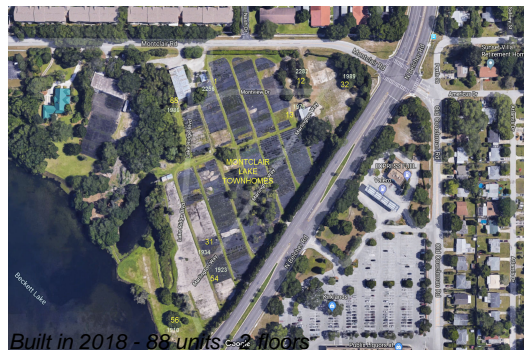
Market Information



Montclair Lake Townhomes:	\$278/sq. ft.	Clearwater:	\$416/sq. ft.
Clearwater:	\$416/sq. ft.	Pinellas:	\$422/sq. ft.

Inventory for Sale

Montclair Lake Townhomes	6%
Clearwater	3%
Pinellas	3%



Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes	89 days
Clearwater	67 days
Pinellas	66 days