

Unit 103 - Lighthouse Harbor Marina

103 - 1710 Lighthouse Ter S, South Pasadena, FL, Pinellas 33708

Unit Information

MLS Number: U8245106
 Status: ACTIVE
 Size: 920 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Covered, Ground Level, Guest, Under Building
 View: Water
 List Price: \$265,000
 List PPSF: \$288
 Valuated Price: \$271,000
 Valuated PPSF: \$295

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.

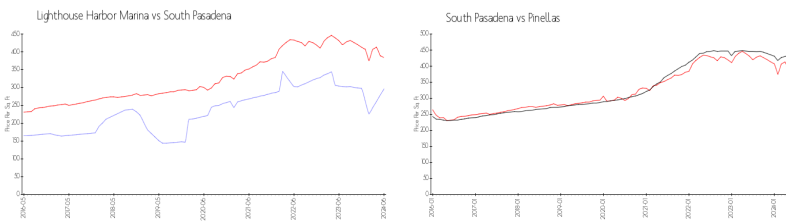
Building Information

Number of units: 35
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 402 | 920 sq ft | Apr 2024 | \$267,500 | \$291 |
| 102 | 920 sq ft | Dec 2023 | \$255,000 | \$277 |
| 204 | 920 sq ft | Nov 2023 | \$276,000 | \$300 |
| 7 | 1,500 sq ft | Sep 2023 | \$530,000 | \$353 |
| 403 | 920 sq ft | Aug 2023 | \$289,900 | \$315 |

Market Information



| | | | |
|---------------------------|---------------|-----------------|---------------|
| Lighthouse Harbor Marina: | \$296/sq. ft. | South Pasadena: | \$384/sq. ft. |
| South Pasadena: | \$384/sq. ft. | Pinellas: | \$417/sq. ft. |

Inventory for Sale

Lighthouse Harbor Marina: 14%
 South Pasadena: 3%
 Pinellas: 3%

Avg. Time to Close Over Last 12 Months

Lighthouse Harbor Marina: 38 days
 South Pasadena: 65 days
 Pinellas: 68 days



Built in 1985 - 35 units, 4 floors