

# Unit 1833 Bough Ave # 2 - Eastwood Pines

1833 Bough Ave # 2 - 1819-1835 Bough Ave, Clearwater, FL, Pinellas 33760

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | U8245411   |
| Status:         | ACTIVE     |
| Size:           | 898 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| List Price:     | \$165,000  |
| List PPSF:      | \$184      |
| Valuated Price: | \$157,000  |
| Valuated PPSF:  | \$175      |

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:                         | 124 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 1   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

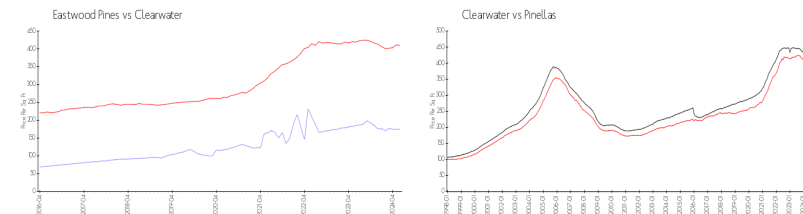
## Building Association Information

Eastwood Pines  
Address: 1869 Pine Cone Cir,  
Clearwater, FL 33760

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 3      | 898 sq ft   | Mar 2024     | \$203,000  | \$226 |
| 4      | 828 sq ft   | Mar 2024     | \$159,000  | \$192 |
| 1      | 789 sq ft   | Dec 2023     | \$175,000  | \$222 |
|        | 1,408 sq ft | Dec 2023     | \$172,000  | \$122 |
| 4      | 828 sq ft   | Oct 2023     | \$177,000  | \$214 |
|        | 1,408 sq ft | Oct 2023     | \$245,000  | \$174 |

## Market Information



|                 |               |             |               |
|-----------------|---------------|-------------|---------------|
| Eastwood Pines: | \$175/sq. ft. | Clearwater: | \$410/sq. ft. |
| Clearwater:     | \$410/sq. ft. | Pinellas:   | \$417/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Eastwood Pines | 1% |
| Clearwater     | 3% |
| Pinellas       | 3% |



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

|                |         |
|----------------|---------|
| Eastwood Pines | 53 days |
| Clearwater     | 70 days |
| Pinellas       | 68 days |