

# Unit 7922 Sailboat Key Blvd S # 104 - Winward @ Harbourside (7922&7932)

7922 Sailboat Key Blvd S # 104 - 7922 Sailboat Key Blvd, South Pasadena, FL, Pinellas 33707

## Unit Information

MLS Number:	U8245522
Status:	ACTIVE
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Under Building
View:	Water
List Price:	\$445,000
List PPSF:	\$454
Valuated Price:	\$422,000
Valuated PPSF:	\$431

*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

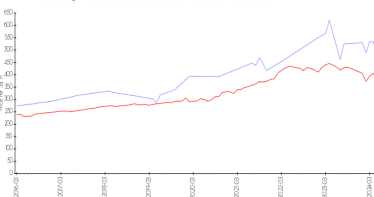
Number of units:	108
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

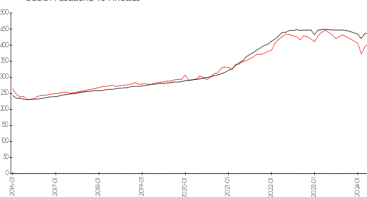
Unit #	Size	Closing Date	Sale Price	PPSF
703	1,915 sq ft	May 2024	\$700,000	\$366
404	1,145 sq ft	May 2024	\$610,000	\$533
507	1,145 sq ft	Feb 2024	\$630,000	\$550
208	1,300 sq ft	Oct 2023	\$675,000	\$519
106	1,145 sq ft	Aug 2023	\$581,500	\$508

## Market Information

Winward @ Harbourside (7922&7932) vs South Pasadena



South Pasadena vs Pinellas



Winward @ Harbourside (7922&7932): \$444/sq. ft.

South Pasadena: \$378/sq. ft.

South Pasadena: \$378/sq. ft.

Pinellas: \$422/sq. ft.

## Inventory for Sale

Winward @ Harbourside (7922&7932)	5%
South Pasadena	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Winward @ Harbourside (7922&7932)	23 days
South Pasadena	62 days



Pinellas

66 days