

# Unit 306 - Diamond Isle

306 - 660 Island Way, Clearwater, FL, Pinellas 33767

## Unit Information

MLS Number: U8245682  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Trees/Woods, Water  
 List Price: \$495,000  
 List PPSF: \$367  
 Valuated Price: \$176,000  
 Valuated PPSF: \$130

*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: 72  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

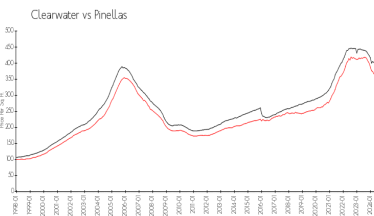
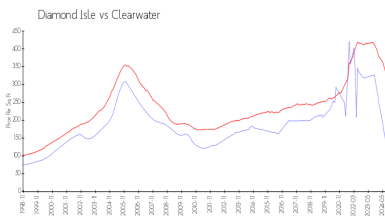
## Building Association Information

Diamond Isle Condominium  
 660 Island Way  
 Clearwater, FL 33767  
 (727) 446-3642

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
906	1,350 sq ft	Sep 2024	\$415,000	\$307
305	1,650 sq ft	May 2024	\$580,000	\$352
301	1,350 sq ft	Apr 2024	\$330,000	\$244
702	1,350 sq ft	Feb 2024	\$352,500	\$261
1008	1,350 sq ft	Feb 2024	\$365,000	\$270

## Market Information



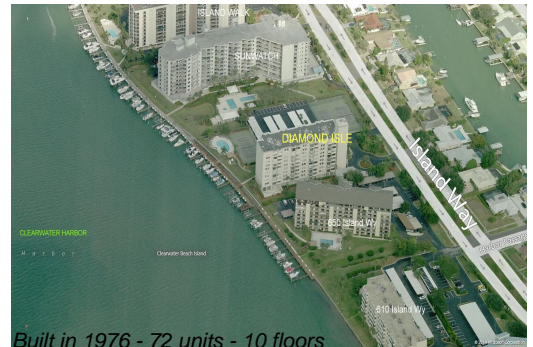
Diamond Isle: \$131/sq. ft.      Clearwater: \$321/sq. ft.  
 Clearwater: \$321/sq. ft.      Pinellas: \$339/sq. ft.

## Inventory for Sale

Diamond Isle: 13%  
 Clearwater: 4%  
 Pinellas: 4%

## Avg. Time to Close Over Last 12 Months

Diamond Isle: 90 days  
 Clearwater: 76 days



Pinellas

72 days