

# Unit 123 - Victoria Palms

123 - 700 Lyndhurst St, Dunedin, FL, Pinellas 34698

## Unit Information

MLS Number: U8246695  
 Status: ACTIVE  
 Size: 818 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Guest, Open  
 View:  
 List Price: \$240,000  
 List PPSF: \$293  
 Valuated Price: \$240,000  
 Valuated PPSF: \$293

*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: 2  
 Building inventory for sale: 2%  
 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: 2

## Building Association Information

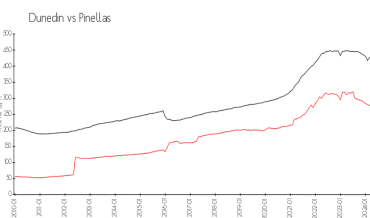
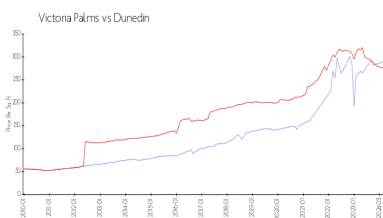
Victoria Palms of Dunedin  
 Condominium Association  
 Address: 700 Lyndhurst St,  
 Dunedin, FL 34698,  
 Phone: +1 727-734-0319

<http://victoriapalmshoa.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 124    | 818 sq ft   | Jun 2024     | \$242,500  | \$296 |
| 724    | 1,114 sq ft | Jun 2024     | \$267,000  | \$240 |
| 524    | 1,114 sq ft | Mar 2024     | \$289,900  | \$260 |
| 903    | 818 sq ft   | Dec 2023     | \$235,000  | \$287 |
| 403    | 818 sq ft   | Dec 2023     | \$225,000  | \$275 |

## Market Information



Victoria Palms: \$291/sq. ft.      Dunedin: \$282/sq. ft.  
 Dunedin: \$282/sq. ft.      Pinellas: \$417/sq. ft.

## Inventory for Sale

Victoria Palms 2%



|          |    |
|----------|----|
| Dunedin  | 2% |
| Pinellas | 3% |

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

|                |         |
|----------------|---------|
| Victoria Palms | 42 days |
| Dunedin        | 90 days |
| Pinellas       | 68 days |