

# Unit 310 - Madeira Bay Resort II

310 - 13235 Gulf Blvd, Madeira Beach, FL, Pinellas 33708

## Unit Information

MLS Number: U8248421  
 Status: Active  
 Size: 771 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$450,000  
 List PPSF: \$584  
 Valuated Price: \$477,000  
 Valuated PPSF: \$619

*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.*

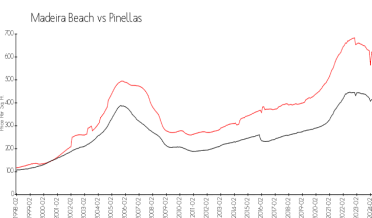
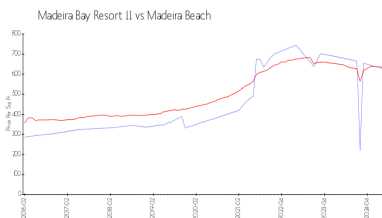
## Building Information

Number of units: 68  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 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
605	1,165 sq ft	Jun 2024	\$640,000	\$549
611	753 sq ft	Mar 2024	\$555,000	\$737
408	768 sq ft	Mar 2024	\$450,000	\$586
315	973 sq ft	Jan 2024	\$559,500	\$575

## Market Information



Madeira Bay Resort II: \$625/sq. ft.  
 Madeira Beach: \$618/sq. ft.  
 Pinellas: \$361/sq. ft.

## Inventory for Sale

Madeira Bay Resort II: 4%  
 Madeira Beach: 3%  
 Pinellas: 5%

## Avg. Time to Close Over Last 12 Months

Madeira Bay Resort II: 36 days  
 Madeira Beach: 65 days  
 Pinellas: 80 days

