

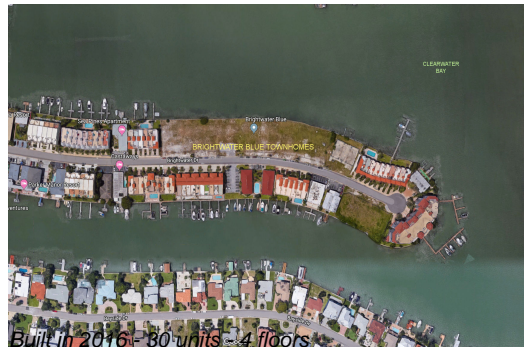
Unit 158 Brightwater Dr # 1 - Brightwater Blue Townhomes

158 Brightwater Dr # 1 - 152 Brightwater Dr, Clearwater, FL, Pinellas 33767

Unit Information

MLS Number: U8248755
 Status: ACTIVE
 Size: 2,794 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Covered, Driveway, Garage Door Opener, Ground Level, Guest, Reserved
 View: Water
 List Price: \$2,099,000
 List PPSF: \$751
 Valuated Price: \$1,878,000
 Valuated PPSF: \$827

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: 30
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

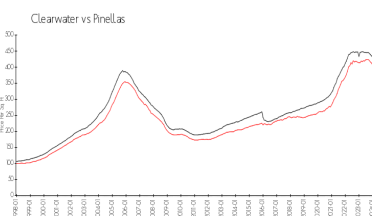
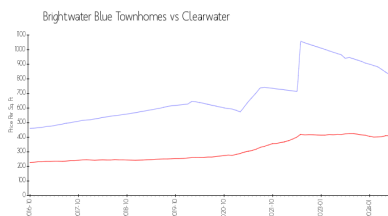
Building Association Information

Brightwater Point
 Condominium Association, Inc
 205 Brightwater Drive
 Clearwater Beach, FL 33767
 Phone: (727) 445-1390

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3	2,586 sq ft	Mar 2024	\$1,950,000	\$754
4	2,551 sq ft	Mar 2024	\$1,590,000	\$623
4	2,551 sq ft	Dec 2023	\$1,600,000	\$627

Market Information



Brightwater Blue Townhomes:	\$827/sq. ft.	Clearwater:	\$410/sq. ft.
Clearwater:	\$410/sq. ft.	Pinellas:	\$417/sq. ft.

Inventory for Sale

Brightwater Blue Townhomes: 17%
 Clearwater: 3%

Pinellas

3%

Avg. Time to Close Over Last 12 Months

Brightwater Blue Townhomes	299 days
Clearwater	70 days
Pinellas	68 days