

# Unit 106 - Lakeside Crossing

106 - 701 S Madison Av, Clearwater, FL, Pinellas 33756

## Unit Information

MLS Number: U8249133  
 Status: ACTIVE  
 Size: 930 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Water  
 List Price: \$215,000  
 List PPSF: \$231  
 Valuated Price: \$175,000  
 Valuated PPSF: \$187

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

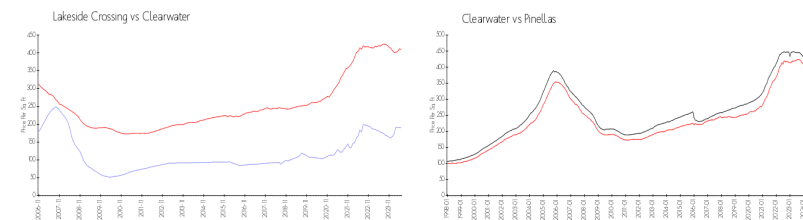
## Building Association Information

Lakeside Crossing Condo's Association  
 701 S Madison Ave,  
 Clearwater, FL 33756  
 (727) 443-7870

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
516	1,345 sq ft	Mar 2024	\$218,000	\$162
305	633 sq ft	Mar 2024	\$147,000	\$232
514	1,252 sq ft	Dec 2023	\$232,000	\$185
519	1,112 sq ft	Dec 2023	\$160,000	\$144
320	1,112 sq ft	Oct 2023	\$162,000	\$146

## Market Information



Lakeside Crossing: \$190/sq. ft.  
 Clearwater: \$410/sq. ft.

Clearwater: \$410/sq. ft.  
 Pinellas: \$417/sq. ft.

## Inventory for Sale

Lakeside Crossing 6%  
 Clearwater 3%  
 Pinellas 3%



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

Lakeside Crossing	186 days
Clearwater	70 days
Pinellas	68 days