

# Unit 4 Belleview Blvd # 108 - Belleview Biltmore Villas South Garden (4 6 & 8)

4 Belleview Blvd # 108 - 4 Belleview Blvd, Belleair, FL, Pinellas 33756

## Unit Information

MLS Number: U8250198  
 Status: ACTIVE  
 Size: 1,745 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Driveway, Ground Level, Guest, Reserved, Under Building  
 View:  
 List Price: \$975,000  
 List PPSF: \$559  
 Valuated Price: \$652,000  
 Valuated PPSF: \$419

*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.*



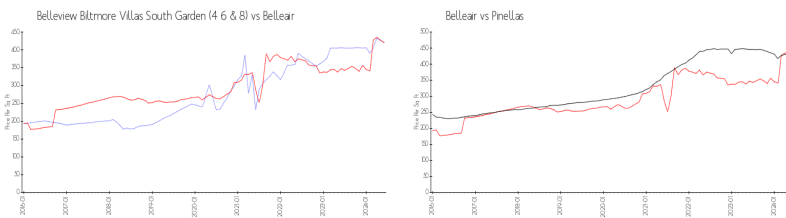
## Building Information

Number of units: 183  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 704    | 1,403 sq ft | Jun 2024     | \$550,000  | \$392 |
| 405    | 1,403 sq ft | May 2024     | \$575,000  | \$410 |
| 702    | 1,403 sq ft | Apr 2024     | \$500,000  | \$356 |
| 304    | 1,403 sq ft | Apr 2024     | \$535,000  | \$381 |
| 605    | 1,403 sq ft | Apr 2024     | \$625,000  | \$445 |
| 405    | 1,403 sq ft | Apr 2024     | \$662,500  | \$472 |
| 705    | 1,403 sq ft | Apr 2024     | \$635,000  | \$453 |

## Market Information



|   |               |           |               |
|---|---------------|-----------|---------------|
| Belleview Biltmore Villas South Garden (4 6 & 8): | \$421/sq. ft. | Belleair: | \$420/sq. ft. |
| Belleair:   | \$420/sq. ft. | Pinellas: | \$417/sq. ft. |

## Inventory for Sale

Belleview Biltmore Villas South Garden (4 6 & 8) 2%  
 Belleair 4%  
 Pinellas 3%

## Avg. Time to Close Over Last 12 Months

|  |          |
|--|----------|
| Bellevue Biltmore Villas South Garden (4<br>6 & 8) | 103 days |
| Belleair   | 110 days |
| Pinellas   | 68 days  |