

Unit 2612 Pearce Dr # 306 - Seville (I-XIV)

2612 Pearce Dr # 306 - 2623-2699 Seville Blvd, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8250266
Status: Active
Size: 1,655 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Assigned,Ground Level,Reserved
View:
List Price: \$275,000
List PPSF: \$166
Valuated Price: \$141,000
Valuated PPSF: \$91

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: 370
Number of active listings for rent: 0
Number of active listings for sale: 29
Building inventory for sale: 7%
Number of sales over the last 12 months: 18
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 2

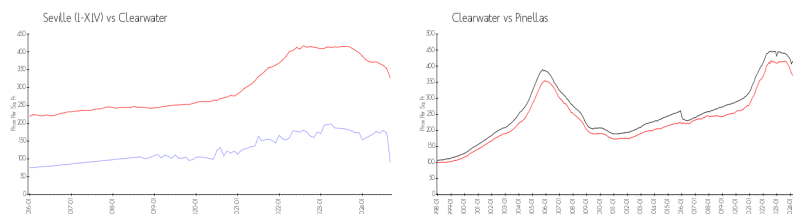
Building Association Information

Seville Condo Association
ADDRESS 1001 Pearce Dr
Clearwater FL 33764-1145
PHONE (727) 712-3137

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 409 | 1,150 sq ft | Sep 2024 | \$199,000 | \$173 |
| 106 | 775 sq ft | Sep 2024 | \$149,900 | \$193 |
| 310 | 1,150 sq ft | Jul 2024 | \$208,000 | \$181 |
| 105 | 685 sq ft | Jun 2024 | \$164,000 | \$239 |
| 108 | 775 sq ft | Jun 2024 | \$140,000 | \$181 |
| 202 | 1,048 sq ft | Jun 2024 | \$155,000 | \$148 |

Market Information



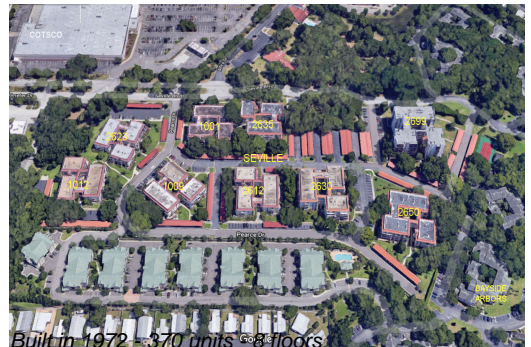
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|------------------|---------------|-------------|---------------|
| Seville (I-XIV): | \$91/sq. ft. | Clearwater: | \$328/sq. ft. |
| Clearwater: | \$328/sq. ft. | Pinellas: | \$361/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Seville (I-XIV) | 8% |
| Clearwater | 6% |
| Pinellas | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Seville (I-XIV) | 72 days |
|-----------------|---------|



Clearwater
Pinellas

86 days
79 days