

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

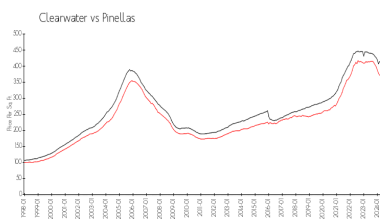
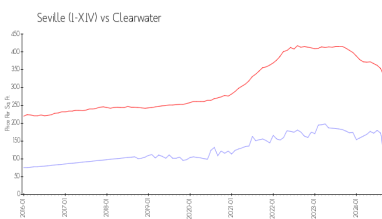
Building Association Information

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



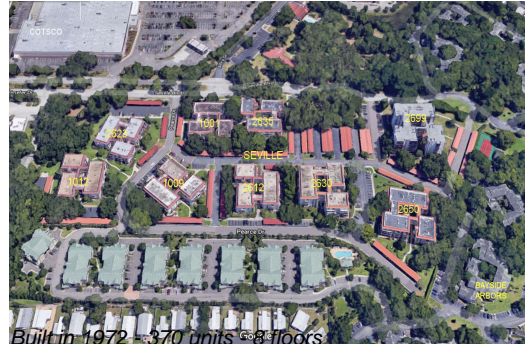
Seville (I-XIV): \$91/sq. ft.
 Clearwater: \$328/sq. ft.
 Clearwater: \$328/sq. ft.
 Pinellas: \$361/sq. ft.

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