

# Unit 4 Belleview Blvd # 605 - Belleview Biltmore Villas South Garden (4 6 & 8)

4 Belleview Blvd # 605 - 4 Belleview Blvd, Belleair, FL, Pinellas 33756

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | U8252521                         |
| Status:         | ACTIVE                           |
| Size:           | 1,403 Sq ft.                     |
| Bedrooms:       | 2                                |
| Full Bathrooms: | 2                                |
| Half Bathrooms: | 0                                |
| Parking Spaces: | Assigned, Deeded, Under Building |
| View:           | Golf Course, Water               |
| List Price:     | \$650,000                        |
| List PPSF:      | \$463                            |
| Valuated Price: | \$640,000                        |
| Valuated PPSF:  | \$456                            |

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:      | 10  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

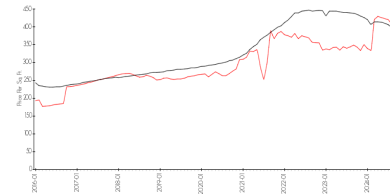
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 307    | 1,844 sq ft | Sep 2024     | \$615,000  | \$334 |
| 704    | 1,403 sq ft | Jun 2024     | \$550,000  | \$392 |
| 405    | 1,403 sq ft | May 2024     | \$575,000  | \$410 |
| 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) vs Belleair



Belleair vs Pinellas



|                                                   |               |           |               |
|---------------------------------------------------|---------------|-----------|---------------|
| Belleview Biltmore Villas South Garden (4 6 & 8): | \$435/sq. ft. | Belleair: | \$417/sq. ft. |
| Belleair:                                         | \$417/sq. ft. | Pinellas: | \$361/sq. ft. |

## Inventory for Sale

|                                                  |    |
|--------------------------------------------------|----|
| Belleview Biltmore Villas South Garden (4 6 & 8) | 5% |
| Belleair                                         | 7% |
| Pinellas                                         | 5% |

## Avg. Time to Close Over Last 12 Months

|                                                  |         |
|--------------------------------------------------|---------|
| Belleview Biltmore Villas South Garden (4 6 & 8) | 60 days |
| Belleair                                         | 79 days |
| Pinellas                                         | 80 days |

