

# Unit 3399 Mermoor Dr # 307 - Farrell Park

3399 Mermoor Dr # 307 - 3350 Mermoor Dr, Palm Harbor, FL, Pinellas 34685

## Unit Information

MLS Number:	U8252690
Status:	ACTIVE
Size:	1,030 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Covered, Guest
View:	Trees/Woods
List Price:	\$289,900
List PPSF:	\$281
Valuated Price:	\$218,000
Valuated PPSF:	\$212

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:	120
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

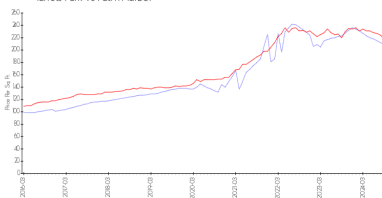
Farrell Park Four Condo Associates  
 Address: 3423 Mermoor Dr,  
 Palm Harbor, FL 34685  
 Phone: +1 727-789-2433

## Recent Sales

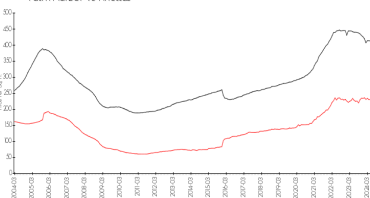
Unit #	Size	Closing Date	Sale Price	PPSF
2203	1,045 sq ft	Oct 2024	\$220,000	\$211
1202	1,155 sq ft	May 2024	\$220,000	\$190
1106	1,045 sq ft	May 2024	\$242,500	\$232
210	850 sq ft	Apr 2024	\$164,000	\$193
210	1,030 sq ft	Dec 2023	\$244,000	\$237

## Market Information

Farrell Park vs Palm Harbor



Palm Harbor vs Pinellas



Farrell Park:	\$209/sq. ft.	Palm Harbor:	\$218/sq. ft.
Palm Harbor:	\$218/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale

Farrell Park	6%
Palm Harbor	2%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Farrell Park	64 days
Palm Harbor	46 days



Pinellas

77 days