

Unit 2605 Cedar View Ct - Winding Wood

2605 Cedar View Ct - 2700-2770 Sand Hollow Ct, Clearwater, FL, Pinellas 33761

Unit Information

MLS Number:	U8253582
Status:	Active
Size:	1,145 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered, Driveway, Guest
View:	
List Price:	\$299,900
List PPSF:	\$262
Valuated Price:	\$285,000
Valuated PPSF:	\$249

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.

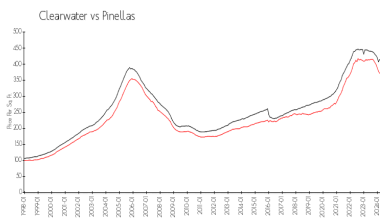
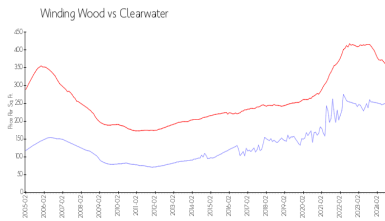
Building Information

Number of units:	372
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,405 sq ft	Oct 2024	\$310,000	\$221
	1,025 sq ft	Sep 2024	\$255,000	\$249
2770	1,405 sq ft	Jul 2024	\$350,000	\$249
	1,025 sq ft	May 2024	\$249,900	\$244
	1,025 sq ft	May 2024	\$255,000	\$249

Market Information



Winding Wood:	\$249/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

Inventory for Sale

Winding Wood	5%
Clearwater	6%
Pinellas	5%

Avg. Time to Close Over Last 12 Months

Winding Wood	45 days
Clearwater	86 days
Pinellas	79 days

