

Unit 2262 Montview Dr - Montclair Lake Townhomes

2262 Montview Dr - 1910-1986 Lake Ridge Rd, Clearwater, FL, Pinellas 33763

Unit Information

MLS Number: U8254488
 Status: Active
 Size: 1,603 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$434,000
 List PPSF: \$271
 Valuated Price: \$416,000
 Valuated PPSF: \$260

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: 88
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

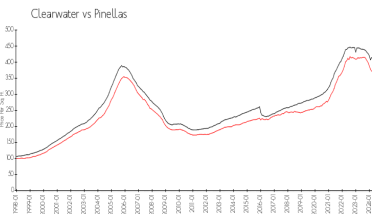
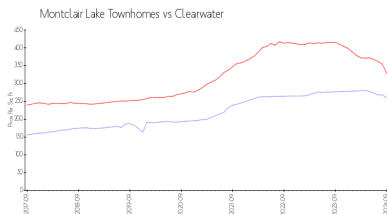
Building Association Information

Montclair Lake Townhomes
 Address: 2251 Montclair Rd,
 Clearwater, FL 33763
 Phone: +1 727-637-5134

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,283 sq ft	May 2024	\$635,000	\$278
	1,677 sq ft	Apr 2024	\$469,900	\$280

Market Information



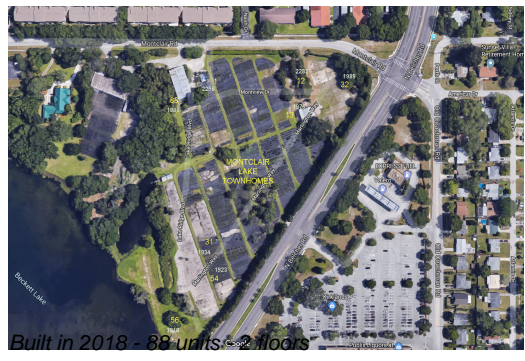
Montclair Lake Townhomes:	\$260/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

Inventory for Sale

Montclair Lake Townhomes: 8%
 Clearwater: 6%
 Pinellas: 5%

Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes: 16 days
 Clearwater: 86 days



Pinellas

79 days