

# Unit 450 S Gulfview Blvd # 1107 - 440 West (North&South)

450 S Gulfview Blvd # 1107 - 440 S Gulfview Blvd, Clearwater, FL, Pinellas 33767

## Unit Information

MLS Number: U8255133  
 Status: Active  
 Size: 1,264 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Electric Vehicle Charging Station(s),Ground Level,Guest,Under Building,Underground Water  
 View: Water  
 List Price: \$3,500  
 List PPSF: \$3  
 Valuated Price: \$585,000  
 Valuated PPSF: \$463

*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: 235  
 Number of active listings for rent: 0  
 Number of active listings for sale: 37  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

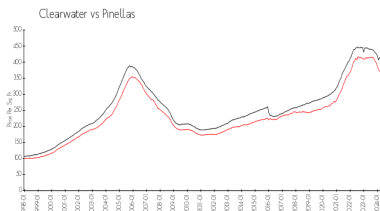
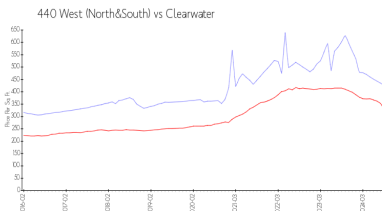
## Building Association Information

440 West Inc  
 440 S Gulfview Blvd #203,  
 Clearwater, FL 33767  
 +1 727-461-2885

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504	1,186 sq ft	Sep 2024	\$470,000	\$396
406	1,264 sq ft	Apr 2024	\$733,000	\$580
1706	1,264 sq ft	Jan 2024	\$700,000	\$554
1502	1,264 sq ft	Dec 2023	\$739,000	\$585

## Market Information



440 West (North&South):	\$426/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale

440 West (North&South) 16%  
 Clearwater 6%  
 Pinellas 5%

## **Avg. Time to Close Over Last 12 Months**

440 West (North&South)	62 days
Clearwater	86 days
Pinellas	80 days