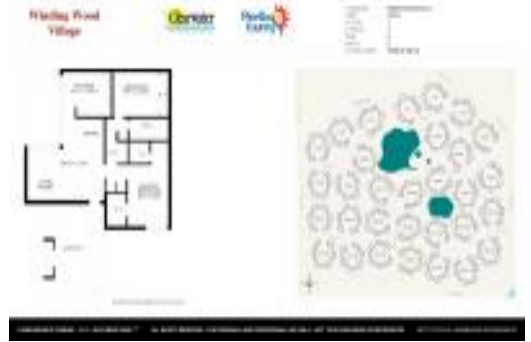


Unit 2565 Forest Run Ct - Winding Wood

2565 Forest Run Ct - 2700-2770 Sand Hollow Ct, Clearwater, FL, Pinellas 33761

Unit Information

MLS Number: T3493098
 Status: ACTIVE
 Size: 1,025 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Garden
 List Price: \$264,800
 List PPSF: \$258



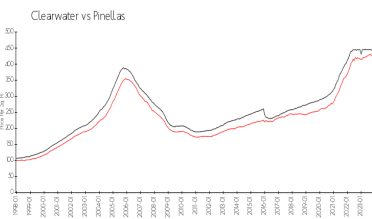
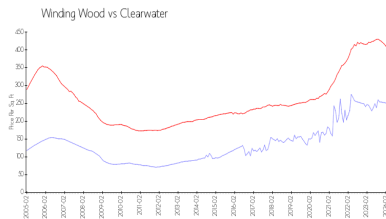
Building Information

Number of units: 372
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
152C	1,405 sq ft	Apr 2024	\$350,000	\$249
2757	1,025 sq ft	Mar 2024	\$290,000	\$283
1042	1,145 sq ft	Mar 2024	\$339,900	\$297
	1,025 sq ft	Oct 2023	\$270,000	\$263
	1,405 sq ft	Sep 2023	\$280,000	\$199

Market Information



Winding Wood:	\$249/sq. ft.	Clearwater:	\$441/sq. ft.
Clearwater:	\$441/sq. ft.	Pinellas:	\$419/sq. ft.

Inventory for Sale

Winding Wood: 3%
 Clearwater: 4%
 Pinellas: 3%

Avg. Time to Close Over Last 12 Months

Winding Wood: 30 days
 Clearwater: 62 days
 Pinellas: 62 days