

# Unit 304 - Royal Stewart Arms 5

304 - 9 Forbes Pl, Dunedin, FL, Pinellas 34698

## Unit Information

MLS Number: U8204193  
 Status: ACTIVE  
 Size: 975 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Covered, Guest  
 View: Water  
 List Price: \$283,990  
 List PPSF: \$291



## Building Information

Number of units: 93  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

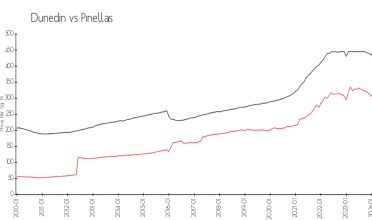
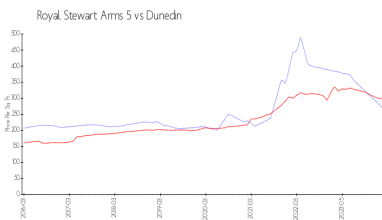
Royal Stewart Arms  
 Address: 9 Forbes Pl,  
 Dunedin, FL 34698  
 Phone: +1 727-733-3151

<https://www.royalstewartarms.org/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,181 sq ft	Apr 2024	\$370,000	\$313
403	975 sq ft	Feb 2024	\$370,000	\$379
509	975 sq ft	Sep 2023	\$390,000	\$400
308	975 sq ft	Jul 2023	\$357,500	\$367

## Market Information



Royal Stewart Arms 5:	\$265/sq. ft.	Dunedin:	\$304/sq. ft.
Dunedin:	\$304/sq. ft.	Pinellas:	\$419/sq. ft.

## Inventory for Sale

Royal Stewart Arms 5: 5%  
 Dunedin: 3%  
 Pinellas: 3%

## Avg. Time to Close Over Last 12 Months

Royal Stewart Arms 5: 129 days

Dunedin  
Pinellas

60 days  
62 days