

Unit 2262 Montview Dr - Montclair Lake Townhomes

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

Unit Information

MLS Number: U8208159
 Status: ACTIVE
 Size: 1,603 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Garage Door Opener, Guest
 View:
 List Price: \$448,000
 List PPSF: \$279

Building Information

Number of units: 88
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

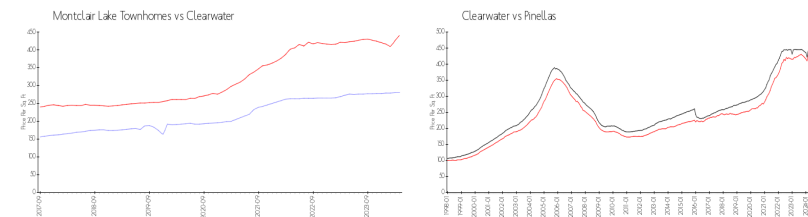
Building Association Information

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 | Aug 2023 | \$587,500 | \$257 |
| | 1,603 sq ft | Jun 2023 | \$460,000 | \$287 |
| | 2,283 sq ft | May 2023 | \$630,000 | \$276 |

Market Information



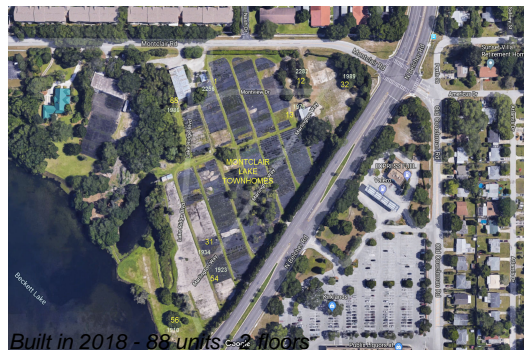
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|---------------------------|---------------|-------------|---------------|
| Montclair Lake Townhomes: | \$280/sq. ft. | Clearwater: | \$441/sq. ft. |
| Clearwater: | \$441/sq. ft. | Pinellas: | \$419/sq. ft. |

Inventory for Sale

Montclair Lake Townhomes: 5%
 Clearwater: 4%
 Pinellas: 3%

Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes: 97 days
 Clearwater: 62 days



Pinellas

62 days