

# Unit 1009 Otter Mill Way # 14 - Oxford I

1009 Otter Mill Way # 14 - 902-1112 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	A4590983
Status:	ACTIVE
Size:	1,590 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener
View:	Water
List Price:	\$350,000
List PPSF:	\$220
Valuated Price:	\$249,000
Valuated PPSF:	\$157

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:	140
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

### Sun City Center Community Association

1009 North Pebble Beach Blv

Sun City Center

Ph: 813-633-3500

URL: <http://www.suncitycenter.org/association.html>

### Kings Point Community

1904 Clubhouse Dr

Sun City Center

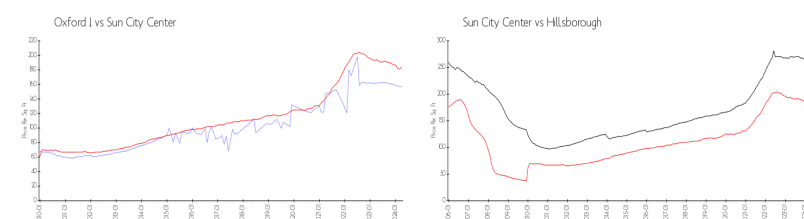
Ph: 813-642-8790

URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,171 sq ft	Apr 2024	\$340,000	\$157
78	1,757 sq ft	Feb 2024	\$360,000	\$205
	1,559 sq ft	Nov 2023	\$320,000	\$205
42	1,838 sq ft	Oct 2023	\$340,000	\$185
106	1,342 sq ft	Aug 2023	\$265,000	\$197
	1,757 sq ft	Aug 2023	\$299,900	\$171

## Market Information



Oxford I: \$157/sq. ft.

Sun City Center: \$184/sq. ft.



Sun City Center:	\$184/sq. ft.	Hillsborough:	\$251/sq. ft.
------------------	---------------	---------------	---------------

### **Inventory for Sale**

Oxford I	4%
Sun City Center	3%
Hillsborough	2%

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

Oxford I	67 days
Sun City Center	53 days
Hillsborough	43 days