

Unit 8517 Sea Harbour Ln # 108 - Falls at New Tampa (1-12)

8517 Sea Harbour Ln # 108 - 12910-13212 Arbor Isle Dr, Temple Terrace, FL, Hillsborough 33572

Unit Information

MLS Number: O6149751
 Status: ACTIVE
 Size: 1,113 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$185,000
 List PPSF: \$166
 Valuated Price: \$185,000
 Valuated PPSF: \$166

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: 352
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 0%
 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

Falls of New Tampa
 Address: 13400 Arbor Isle Dr,
 Temple Terrace, FL 33637,
 Phone: +1 813-989-3438

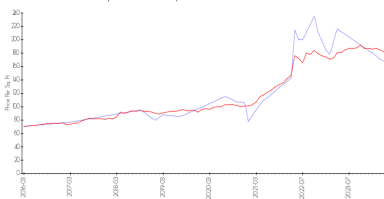
<https://fallscondos.com/>

Recent Sales

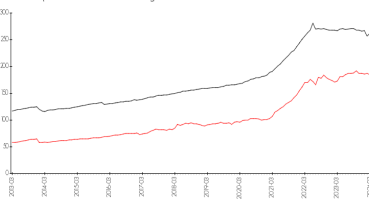
Unit #	Size	Closing Date	Sale Price	PPSF
102	1,113 sq ft	Mar 2024	\$120,000	\$108
101	746 sq ft	Dec 2023	\$164,500	\$221
106	910 sq ft	Oct 2023	\$195,000	\$214
208	1,113 sq ft	Jul 2023	\$155,400	\$140

Market Information

Falls at New Tampa (1-12) vs Temple Terrace



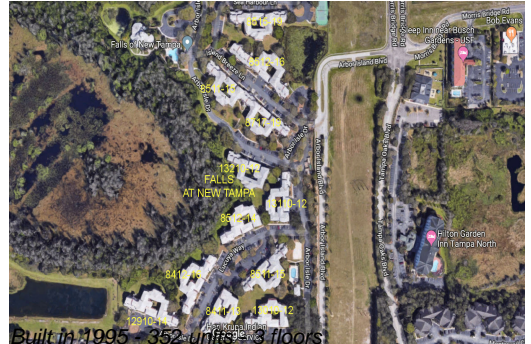
Temple Terrace vs Hillsborough



Falls at New Tampa (1-12): \$168/sq. ft.
 Temple Terrace: \$182/sq. ft.

Temple Terrace: \$182/sq. ft.
 Hillsborough: \$251/sq. ft.

Inventory for Sale



Falls at New Tampa (1-12)	1%
Temple Terrace	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Falls at New Tampa (1-12)	29 days
Temple Terrace	33 days
Hillsborough	44 days