

# Unit 8413 Lucuya Way # 306 - Falls at New Tampa (1-12)

8413 Lucuya Way # 306 - 12910-13212 Arbor Isle Dr, Temple Terrace, FL, Hillsborough 33572

## Unit Information

MLS Number: O6150306  
 Status: ACTIVE  
 Size: 702 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 0  
 View:  
 List Price: \$150,000  
 List PPSF: \$214  
 Valuated Price: \$147,000  
 Valuated PPSF: \$170

*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

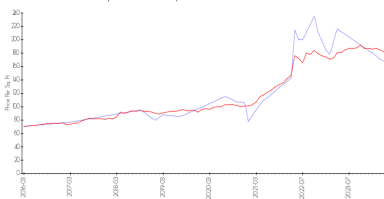
<https://fallscondos.com/>

## Recent Sales

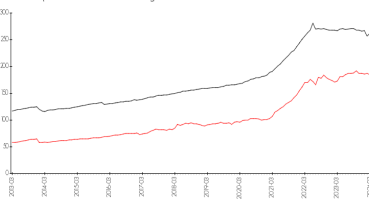
Unit #	Size	Closing Date	Sale Price	PPSF
102	1,113 sq ft	Mar 2024	\$120,000	\$108
101	746 sq ft	Dec 2023	\$164,500	\$221
106	910 sq ft	Oct 2023	\$195,000	\$214
208	1,113 sq ft	Jul 2023	\$155,400	\$140

## Market Information

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



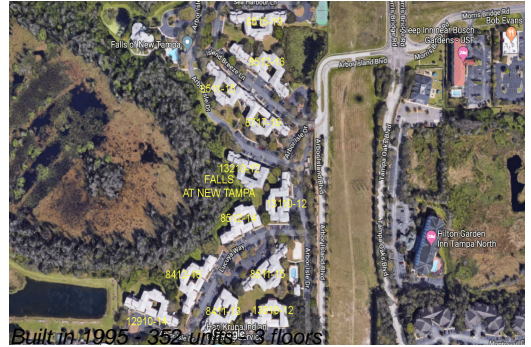
Temple Terrace vs Hillsborough



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	32 days
Hillsborough	44 days