

# Unit 1428 Blue Magnolia Rd - Lakewood Ridge Townhomes

1428 Blue Magnolia Rd - 1402-1580 Blue Magnolia Rd, Tampa, FL, Hillsborough 33510

## Unit Information

MLS Number:	O6157493
Status:	ACTIVE
Size:	1,398 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$244,900
List PPSF:	\$175
Valuated Price:	\$235,000
Valuated PPSF:	\$168

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.

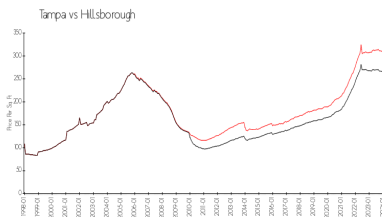
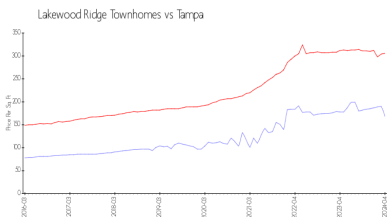
## Building Information

Number of units:	168
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,231 sq ft	Apr 2024	\$254,000	\$206
	1,638 sq ft	Apr 2024	\$270,000	\$165
	1,398 sq ft	Mar 2024	\$260,000	\$186
	1,231 sq ft	Mar 2024	\$240,000	\$195
	1,508 sq ft	Sep 2023	\$272,000	\$180

## Market Information



Lakewood Ridge Townhomes:	\$168/sq. ft.	Tampa:	\$306/sq. ft.
Tampa:	\$306/sq. ft.	Hillsborough:	\$249/sq. ft.

## Inventory for Sale

Lakewood Ridge Townhomes	2%
Tampa	2%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Lakewood Ridge Townhomes	28 days
Tampa	42 days
Hillsborough	43 days

