

Unit 8647 Mallard Reserve Dr # 201 - Grand Reserve at Tampa (The)

8647 Mallard Reserve Dr # 201 - 8605-8766 Mallard Reserve Dr, Tampa, FL, Hillsborough 33614

Unit Information

MLS Number: T3430000
 Status: ACTIVE
 Size: 581 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$139,000
 List PPSF: \$239
 Valuated Price: \$114,000
 Valuated PPSF: \$196

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.



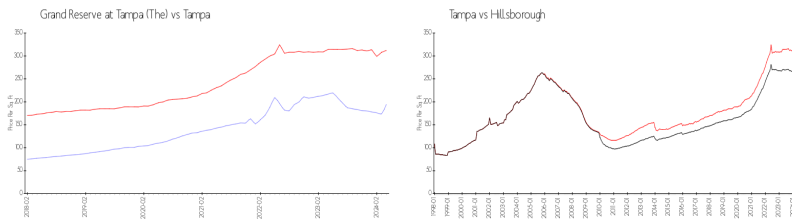
Building Information

Number of units: 384
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 102 | 581 sq ft | Apr 2024 | \$140,000 | \$241 |
| 201 | 1,027 sq ft | Mar 2024 | \$147,000 | \$143 |
| 101 | 1,060 sq ft | Mar 2024 | \$222,000 | \$209 |
| 102 | 1,027 sq ft | Mar 2024 | \$172,500 | \$168 |
| 102 | | Mar 2024 | \$172,500 | |

Market Information



| | | | |
|-------------------------------|---------------|---------------|---------------|
| Grand Reserve at Tampa (The): | \$195/sq. ft. | Tampa: | \$312/sq. ft. |
| Tampa: | \$312/sq. ft. | Hillsborough: | \$251/sq. ft. |

Inventory for Sale

Grand Reserve at Tampa (The) 1%
 Tampa 2%
 Hillsborough 2%

Avg. Time to Close Over Last 12 Months

Grand Reserve at Tampa (The) 72 days
 Tampa 42 days
 Hillsborough 43 days