

# Unit 11825 Northtrail Ave - Raintree Manor Homes

11825 Northtrail Ave - 11705-11899 Raintree Dr, Temple Terrace, FL, Hillsborough 33617

## Unit Information

MLS Number: T3467342  
 Status: ACTIVE  
 Size: 1,104 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$199,000  
 List PPSF: \$180  
 Valuated Price: \$213,000  
 Valuated PPSF: \$193

*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.*

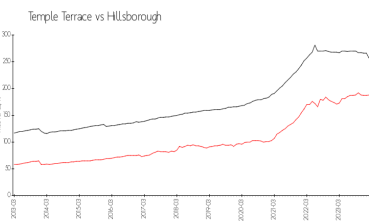
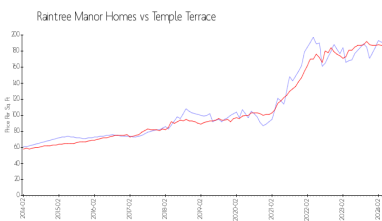
## Building Information

Number of units: 295  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11849	1,272 sq ft	Apr 2024	\$245,000	\$193
11813	800 sq ft	Mar 2024	\$150,000	\$188
11863	1,104 sq ft	Mar 2024	\$220,000	\$199
6305	1,104 sq ft	Mar 2024	\$207,000	\$188
	1,272 sq ft	Feb 2024	\$250,000	\$197
11829	1,272 sq ft	Feb 2024	\$239,500	\$188

## Market Information



Raintree Manor Homes: \$193/sq. ft.  
 Temple Terrace: \$185/sq. ft.  
 Temple Terrace: \$185/sq. ft.  
 Hillsborough: \$249/sq. ft.

## Inventory for Sale

Raintree Manor Homes: 4%  
 Temple Terrace: 2%  
 Hillsborough: 2%

## Avg. Time to Close Over Last 12 Months

Raintree Manor Homes: 30 days  
 Temple Terrace: 34 days



Hillsborough

44 days