

# Unit 209 Red Cedar PI - Hampstons at Brandon

209 Red Cedar PI - 201-232 Berry Tree PI, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number:	T3468701
Status:	ACTIVE
Size:	918 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Reserved
View:	
List Price:	\$229,000
List PPSF:	\$249
Valuated Price:	\$185,000
Valuated PPSF:	\$202

*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:	204
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

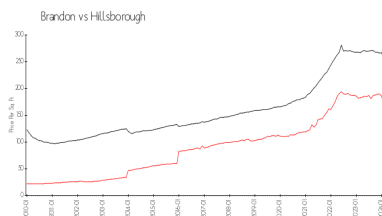
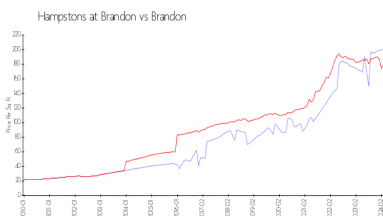
## Building Association Information

The Hamptons At Brandon  
609 Golden Raintree PI,  
Brandon, FL 33510  
(813) 684-2440

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	918 sq ft	Apr 2024	\$185,000	\$202
0	918 sq ft	Dec 2023	\$120,000	\$131
518	918 sq ft	Nov 2023	\$168,000	\$183
	918 sq ft	Oct 2023	\$100,000	\$109
	918 sq ft	Oct 2023	\$170,000	\$185

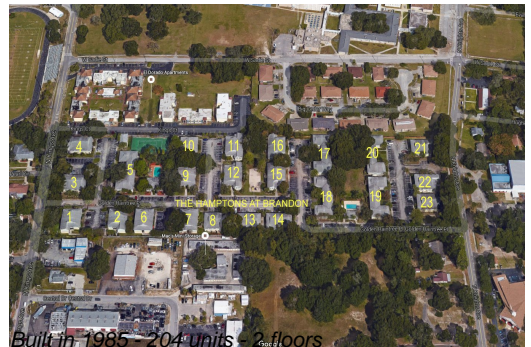
## Market Information



Hampstons at Brandon:	\$203/sq. ft.	Brandon:	\$186/sq. ft.
Brandon:	\$186/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale

Hampstons at Brandon	2%
Brandon	1%



Hillsborough	2%
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**Avg. Time to Close Over Last 12 Months**

Hampstons at Brandon	58 days
Brandon	34 days
Hillsborough	44 days