

# Unit 10443 Carrollbrook Ct # 224 - Carrollbrook Lakeside

10443 Carrollbrook Ct # 224 - 10423 Carrollbrook Cir, Tampa, FL, Hillsborough 33618

## Unit Information

MLS Number: T3473882  
 Status: ACTIVE  
 Size: 543 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Garden, Trees/Woods, Water  
 List Price: \$145,000  
 List PPSF: \$267  
 Valuated Price: \$103,000  
 Valuated PPSF: \$190

*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: 52  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

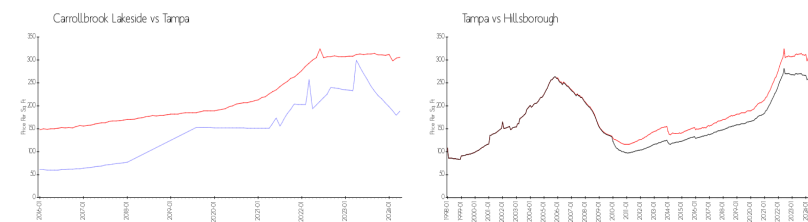
## Building Association Information

CARROLLBROOK LAKESIDE  
 CONDOMINIUM ASSOCIATION, INC.  
 C/O UNIQUE PROPERTY SERVICES  
 1207 N. HIMES AVENUE SUITE # 3  
 TAMPA, FL 33607  
 813 879 1139

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
224	543 sq ft	Apr 2024	\$129,000	\$238
214	745 sq ft	Mar 2024	\$135,000	\$181
218	658 sq ft	Oct 2023	\$140,000	\$213
216	658 sq ft	Oct 2023	\$130,000	\$198
220	745 sq ft	Aug 2023	\$175,000	\$235
105	658 sq ft	Aug 2023	\$165,000	\$251

## Market Information



Carrollbrook Lakeside:	\$189/sq. ft.	Tampa:	\$306/sq. ft.
Tampa:	\$306/sq. ft.	Hillsborough:	\$249/sq. ft.

## Inventory for Sale



Carrollbrook Lakeside	10%
Tampa	2%
Hillsborough	2%

**Avg. Time to Close Over Last 12 Months**

Carrollbrook Lakeside	28 days
Tampa	42 days
Hillsborough	43 days