

# Unit 1904 Canterbury Ln # M11 - Cambridge

1904 Canterbury Ln # M11 - 101-102 Cambridge Tr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3475873  
 Status: ACTIVE  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$159,900  
 List PPSF: \$163  
 Valuated Price: \$152,000  
 Valuated PPSF: \$154

*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: 284  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

### Sun City Center Community Association

1009 North Pebble Beach Blv  
 Sun City Center

Ph: 813-633-3500

URL: <http://www.suncitycenter.org/association.html>

### Kings Point Community

1904 Clubhouse Dr  
 Sun City Center

Ph: 813-642-8790

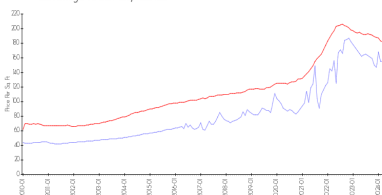
URL: <http://kpscc.com/>

## Recent Sales

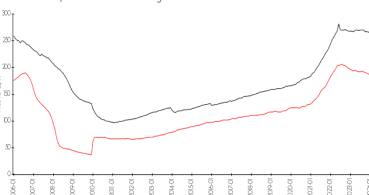
Unit #	Size	Closing Date	Sale Price	PPSF
213	960 sq ft	Apr 2024	\$101,000	\$105
8	1,112 sq ft	Apr 2024	\$200,000	\$180
13	976 sq ft	Apr 2024	\$190,000	\$195
2	984 sq ft	Mar 2024	\$164,000	\$167
16	960 sq ft	Feb 2024	\$156,000	\$163
226	800 sq ft	Feb 2024	\$110,000	\$138
63	800 sq ft	Feb 2024	\$132,500	\$166

## Market Information

Cambridge vs Sun City Center



Sun City Center vs Hillsborough



Cambridge:	\$155/sq. ft.	Sun City Center:	\$185/sq. ft.
Sun City Center:	\$185/sq. ft.	Hillsborough:	\$249/sq. ft.

### **Inventory for Sale**

Cambridge	4%
Sun City Center	3%
Hillsborough	2%

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

Cambridge	39 days
Sun City Center	53 days
Hillsborough	43 days