

Unit 1311 - Place at Channelside

1311 - 912 Channelside Dr, Tampa, FL, Hillsborough 33602

Unit Information

MLS Number: T3477433
 Status: ACTIVE
 Size: 615 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage Door Opener
 View: City
 List Price: \$350,000
 List PPSF: \$569
 Valuated Price: \$252,000
 Valuated PPSF: \$410

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: 245
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

Building Association Information

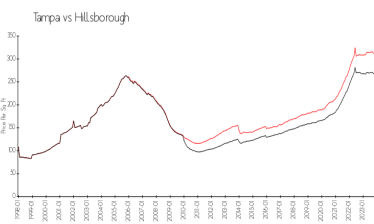
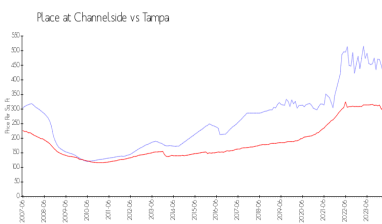
THE PLACE AT CHANNELSIDE
 912 Channelside Drive, Suite #1104
 Tampa, FL 33602
 tel 813 209 9500
 fax 813 209 2083

<http://www.theplacechannelside.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2313 | 1,456 sq ft | May 2024 | \$715,000 | \$491 |
| 1720 | 1,237 sq ft | Apr 2024 | \$528,000 | \$427 |
| 2603 | 1,237 sq ft | Mar 2024 | \$600,000 | \$485 |
| 1721 | 1,134 sq ft | Feb 2024 | \$529,000 | \$466 |
| 2806 | 1,134 sq ft | Feb 2024 | \$661,000 | \$583 |

Market Information



| | | | |
|-----------------------|---------------|---------------|---------------|
| Place at Channelside: | \$401/sq. ft. | Tampa: | \$312/sq. ft. |
| Tampa: | \$312/sq. ft. | Hillsborough: | \$251/sq. ft. |

Inventory for Sale



| | |
|----------------------|----|
| Place at Channelside | 6% |
| Tampa | 2% |
| Hillsborough | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Place at Channelside | 44 days |
| Tampa | 43 days |
| Hillsborough | 44 days |