

# Unit 11873 Northtrail Ave - Raintree Manor Homes

11873 Northtrail Ave - 11705-11899 Raintree Dr, Temple Terrace, FL, Hillsborough 33617

## Unit Information

MLS Number:	T3484467
Status:	PENDING
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Garage Faces Rear, Off Street, On Street, Open
View:	Garden, Park/Greenbelt, Trees/Woods, Water
List Price:	\$220,000
List PPSF:	\$199
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.*



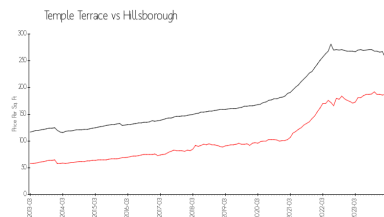
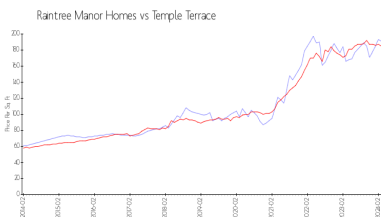
## Building Information

Number of units:	295
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## 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:	\$182/sq. ft.
Temple Terrace:	\$182/sq. ft.	Hillsborough:	\$251/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  
Temple Terrace  
Hillsborough

28 days  
33 days  
44 days