

Unit 2511 Middleton Grove Dr - Lake Brandon

2511 Middleton Grove Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	T3484739
Status:	PENDING
Size:	1,995 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$295,000
List PPSF:	\$148
Valuated Price:	\$294,000
Valuated PPSF:	\$147

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:	178
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

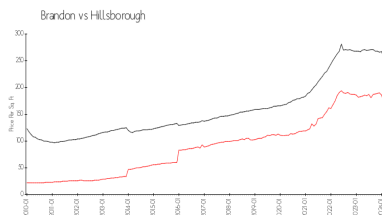
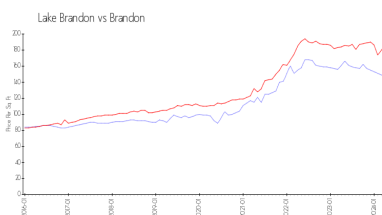
Lake Brandon
Excelsior Community Management LLC Community Manager
LakeBrandonHOA@TampaBay.rr.com
Phone Number: 813-349-6552

<http://www.lakebrandontownhomes.com/lakebrandon/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,023 sq ft	May 2024	\$315,000	\$156
	2,023 sq ft	Mar 2024	\$273,000	\$135
	1,917 sq ft	Nov 2023	\$312,886	\$163
	2,133 sq ft	Nov 2023	\$320,000	\$150
	1,917 sq ft	Oct 2023	\$310,000	\$162

Market Information



Lake Brandon: \$147/sq. ft.
Brandon: \$186/sq. ft.

Brandon: \$186/sq. ft.
Hillsborough: \$251/sq. ft.

Inventory for Sale

Lake Brandon 2%



Brandon	1%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Lake Brandon	27 days
Brandon	34 days
Hillsborough	44 days