

Unit 2455 Lake Woodberry Cir - Regency Key

2455 Lake Woodberry Cir - 2202-2524 Lake Woodberry Cir, Brandon, FL, Hillsborough 33510

Unit Information

MLS Number:	T3489713
Status:	ACTIVE
Size:	1,184 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	None
View:	
List Price:	\$212,000
List PPSF:	\$179
Valuated Price:	\$222,000
Valuated PPSF:	\$188

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:	198
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

Building Association Information

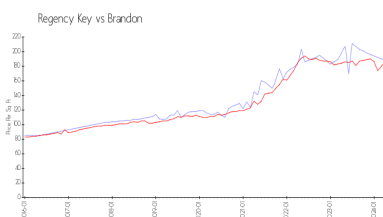
Regency Key
Management Company
Ameri-Tech Community Management
24701 U.S. Hwy 19 North – Suite 102
Clearwater, FL 33763
T: 813-636-0000 Ext. 311
AMERI-TECH Property

<http://regencykey.org/>

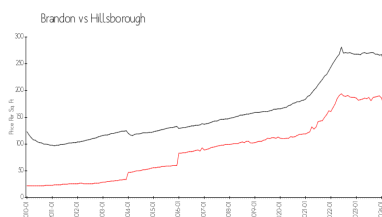
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2258	1,184 sq ft	Apr 2024	\$235,000	\$198
	1,110 sq ft	Mar 2024	\$224,900	\$203
	1,110 sq ft	Mar 2024	\$235,000	\$212
	1,110 sq ft	Mar 2024	\$227,040	\$205
	1,184 sq ft	Feb 2024	\$225,000	\$190

Market Information



Regency Key: \$188/sq. ft.
Brandon: \$186/sq. ft.



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



Inventory for Sale

Regency Key	3%
Brandon	1%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Regency Key	29 days
Brandon	34 days
Hillsborough	44 days