

Unit 2527 Middleton Grove Dr - Lake Brandon

2527 Middleton Grove Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511



Unit Information

MLS Number: T3490989
 Status: PENDING
 Size: 1,995 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Driveway, Garage Door Opener
 View:
 List Price: \$299,000
 List PPSF: \$150
 Valuated Price: \$280,000
 Valuated PPSF: \$140

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: 2
 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: 1

Building Association Information

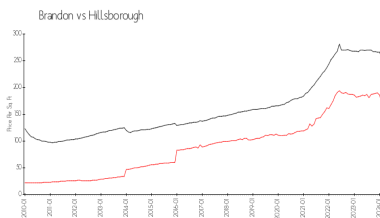
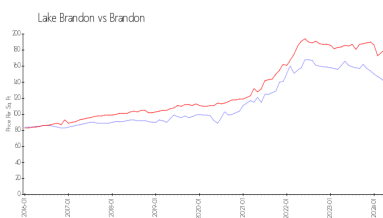
Lake Brandon
 Excelsior Community Management LLC Community Manager
 LakeBrandonHOA@TampaBay.rr.com
 Phone Number: 813-349-6552

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,023 sq ft	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
	2,133 sq ft	Sep 2023	\$335,000	\$157

Market Information



Lake Brandon: \$140/sq. ft.
 Brandon: \$181/sq. ft.

Brandon: \$181/sq. ft.
 Hillsborough: \$249/sq. ft.

Inventory for Sale

Lake Brandon 1%

Brandon	1%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Lake Brandon	22 days
Brandon	33 days
Hillsborough	43 days