

# Unit 1901 Andover Way # B25 - Andover

1901 Andover Way # B25 - 1902 Andover St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3493126  
 Status: ACTIVE  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$149,000  
 List PPSF: \$155  
 Valuated Price: \$152,000  
 Valuated PPSF: \$158

*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: 216  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

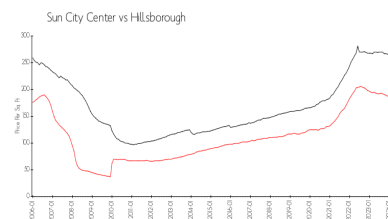
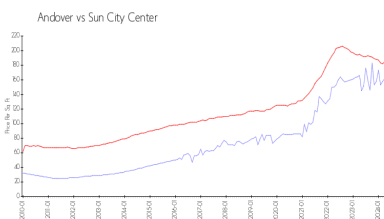
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	800 sq ft	Apr 2024	\$127,000	\$159
157	960 sq ft	Mar 2024	\$155,000	\$161
169	960 sq ft	Mar 2024	\$155,000	\$161
138	800 sq ft	Feb 2024	\$165,000	\$206
139	800 sq ft	Jan 2024	\$150,000	\$188
B-29	960 sq ft	Jan 2024	\$145,000	\$151

## Market Information



Andover: \$162/sq. ft.      Sun City Center: \$185/sq. ft.  
 Sun City Center: \$185/sq. ft.      Hillsborough: \$249/sq. ft.



### **Inventory for Sale**

Andover	5%
Sun City Center	3%
Hillsborough	2%

### **Avg. Time to Close Over Last 12 Months**

Andover	53 days
Sun City Center	53 days
Hillsborough	43 days