

Unit 302 Canton Ct # C56 - Cambridge

302 Canton Ct # C56 - 101-102 Cambridge Tr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: T3494245
 Status: ACTIVE
 Size: 960 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$177,000
 List PPSF: \$184
 Valuated Price: \$149,000
 Valuated PPSF: \$155

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: 284
 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: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

Building Association Information

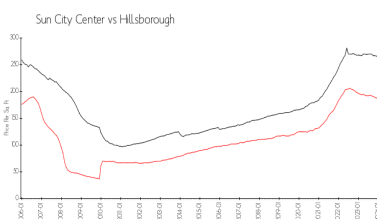
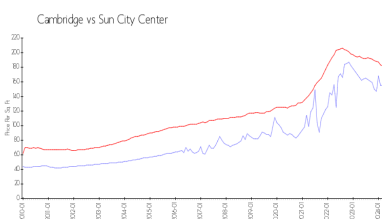
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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
213	960 sq ft	Apr 2024	\$101,000	\$105
8	1,112 sq ft	Apr 2024	\$200,000	\$180
13	976 sq ft	Apr 2024	\$190,000	\$195
2	984 sq ft	Mar 2024	\$164,000	\$167
16	960 sq ft	Feb 2024	\$156,000	\$163
226	800 sq ft	Feb 2024	\$110,000	\$138
63	800 sq ft	Feb 2024	\$132,500	\$166

Market Information



Cambridge:	\$155/sq. ft.	Sun City Center:	\$185/sq. ft.
Sun City Center:	\$185/sq. ft.	Hillsborough:	\$249/sq. ft.

Inventory for Sale

Cambridge	4%
Sun City Center	3%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Cambridge	39 days
Sun City Center	53 days
Hillsborough	43 days