

# Unit 2117 - Villa Sonoma at International Plaza

2117 - 4221 W Spruce St, Tampa, FL, Hillsborough 33607

## Unit Information

MLS Number:	T3494535
Status:	ACTIVE
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Covered
View:	
List Price:	\$310,000
List PPSF:	\$287
Valuated Price:	\$289,000
Valuated PPSF:	\$268

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:	240
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	6%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	13

## Building Association Information

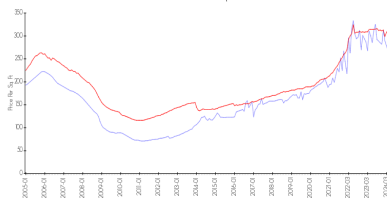
Villa Sonoma At International Plaza Condominium Association, Inc  
 4221 W Spruce Street Tampa, FL 33607  
 Phone: (813) 877-8899

## Recent Sales

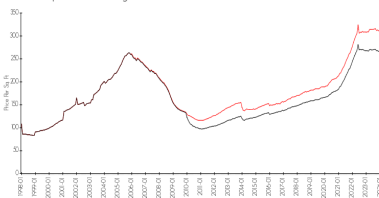
Unit #	Size	Closing Date	Sale Price	PPSF
2224	792 sq ft	May 2024	\$232,000	\$293
2323	696 sq ft	Apr 2024	\$225,000	\$323
2109	800 sq ft	Apr 2024	\$229,000	\$286
2407	1,447 sq ft	Apr 2024	\$440,000	\$304
2312	992 sq ft	Apr 2024	\$300,000	\$302
1321	696 sq ft	Apr 2024	\$245,000	\$352

## Market Information

Villa Sonoma at International Plaza vs Tampa



Tampa vs Hillsborough



Villa Sonoma at International Plaza:	\$268/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale

Villa Sonoma at International Plaza	6%
Tampa	2%



Hillsborough

2%

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

Villa Sonoma at International Plaza	50 days
Tampa	42 days
Hillsborough	44 days