

# Unit 2218 Mayfield Palms Ln # 323 - Manchester I II & III

2218 Mayfield Palms Ln # 323 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3495467  
Status: ACTIVE  
Size: 1,559 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces:  
View:  
List Price: \$279,900  
List PPSF: \$180  
Valuated Price: \$258,000  
Valuated PPSF: \$165

*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: 258  
Number of active listings for rent: 0  
Number of active listings for sale: 4  
Building inventory for sale: 1%  
Number of sales over the last 12 months: 11  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 1

## 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

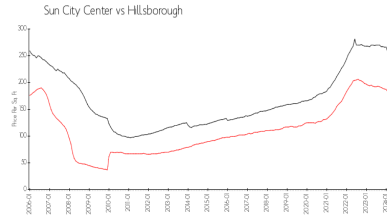
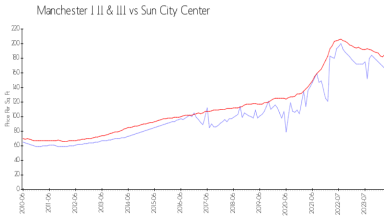
URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
175	1,192 sq ft	Apr 2024	\$225,000	\$189
619	2,105 sq ft	Jan 2024	\$410,000	\$195
	1,336 sq ft	Jan 2024	\$266,000	\$199
33	1,584 sq ft	Oct 2023	\$291,500	\$184
19	2,105 sq ft	Sep 2023	\$405,000	\$192
282	1,556 sq ft	Sep 2023	\$260,000	\$167

## Market Information





Manchester I II & III: \$166/sq. ft.  
 Sun City Center: \$185/sq. ft.

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 Hillsborough: \$249/sq. ft.

### Inventory for Sale

Manchester I II & III	2%
Sun City Center	3%
Hillsborough	2%

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

Manchester I II & III	59 days
Sun City Center	53 days
Hillsborough	43 days