

Unit 1603 - Plaza Harbour Island

1603 - 450 Knights Run Ave, Tampa, FL, Hillsborough 33602

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | T3495507 |
| Status: | ACTIVE |
| Size: | 1,242 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | City |
| List Price: | \$950,000 |
| List PPSF: | \$765 |
| Valuated Price: | \$1,013,000 |
| Valuated PPSF: | \$816 |

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

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|--|-----|
| Number of units: | 141 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

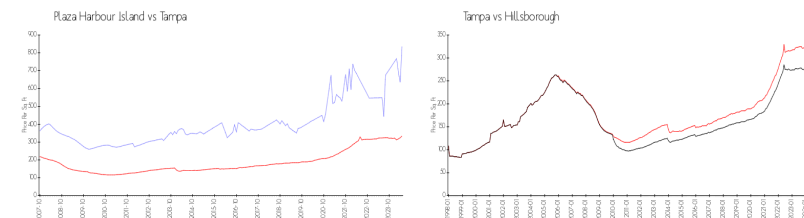
Building Association Information

Plaza Harbour Island Condominium Association Inc
450 Run Ave
Tampa, FL 33602-3360
(813) 226-8585

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1905 | 2,153 sq ft | Jun 2024 | \$1,640,000 | \$762 |
| 1107 | 1,920 sq ft | Apr 2024 | \$1,250,000 | \$651 |
| 501 | 1,920 sq ft | Mar 2024 | \$1,100,000 | \$573 |
| 1503 | 1,242 sq ft | Mar 2024 | \$880,000 | \$709 |
| 104 | 1,600 sq ft | Sep 2023 | \$875,000 | \$547 |
| 1402 | 2,357 sq ft | Sep 2023 | \$1,412,400 | \$599 |

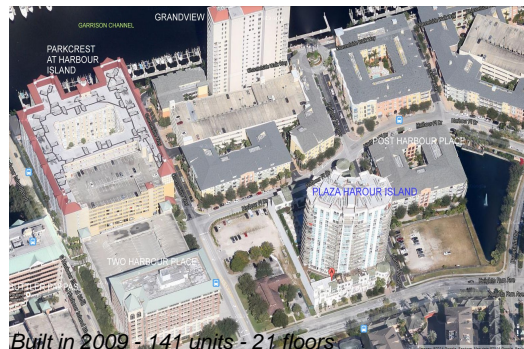
Market Information



| | | | |
|-----------------------|---------------|---------------|---------------|
| Plaza Harbour Island: | \$835/sq. ft. | Tampa: | \$334/sq. ft. |
| Tampa: | \$334/sq. ft. | Hillsborough: | \$261/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Plaza Harbour Island | 4% |
| Tampa | 2% |
| Hillsborough | 2% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Plaza Harbour Island | 35 days |
| Tampa | 45 days |
| Hillsborough | 46 days |