

Unit 2504 - Place at Channelside

2504 - 912 Channelside Dr, Tampa, FL, Hillsborough 33602

Unit Information

MLS Number: T3497594
 Status: ACTIVE
 Size: 1,237 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Covered, Garage Door Opener, Under Building
 View: City, Water
 List Price: \$569,900
 List PPSF: \$461
 Valuated Price: \$440,000
 Valuated PPSF: \$356

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: 245
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

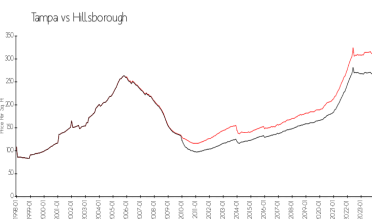
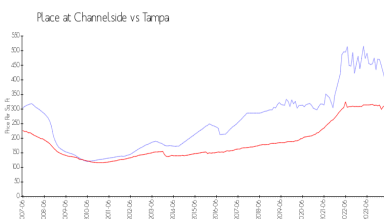
THE PLACE AT CHANNELSIDE
 912 Channelside Drive, Suite #1104
 Tampa, FL 33602
 tel 813 209 9500
 fax 813 209 2083

<http://www.theplacechannelside.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2313	1,456 sq ft	May 2024	\$715,000	\$491
1720	1,237 sq ft	Apr 2024	\$528,000	\$427
2603	1,237 sq ft	Mar 2024	\$600,000	\$485
1721	1,134 sq ft	Feb 2024	\$529,000	\$466
2806	1,134 sq ft	Feb 2024	\$661,000	\$583

Market Information



Place at Channelside:	\$401/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

Inventory for Sale



Place at Channelside	6%
Tampa	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Place at Channelside	46 days
Tampa	42 days
Hillsborough	44 days