

# Unit 1502-T2 - Towers of Channelside 2

1502-T2 - 445 S 12th St, Tampa, FL, Hillsborough 33602

## Unit Information

MLS Number:	T3499831
Status:	ACTIVE
Size:	1,338 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Covered
View:	City, Pool, Water
List Price:	\$934,000
List PPSF:	\$698
Valuated Price:	\$777,000
Valuated PPSF:	\$667

*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:	139
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

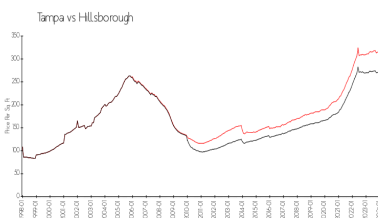
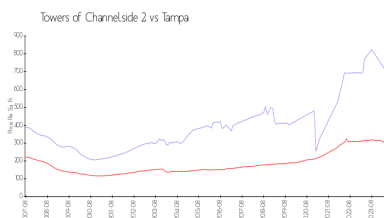
## Building Association Information

Channelside Condo Assoc  
202 N 11th St  
Tampa, FL 33602  
(813) 223-3243

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	1,767 sq ft	Mar 2024	\$1,000,000	\$566
804	1,363 sq ft	Mar 2024	\$810,000	\$594
1104	1,767 sq ft	Aug 2023	\$1,200,000	\$679

## Market Information



Towers of Channelside 2:	\$686/sq. ft.	Tampa:	\$321/sq. ft.
Tampa:	\$321/sq. ft.	Hillsborough:	\$259/sq. ft.

## Inventory for Sale

Towers of Channelside 2	3%
Tampa	2%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months



Towers of Channelside 2	83 days
Tampa	43 days
Hillsborough	44 days