

Unit 8531 Brushleaf Way - Hammocks Townhomes

8531 Brushleaf Way - 20102-20233 Indian Rosewood Dr, Tampa, FL, Hillsborough 33467

Unit Information

MLS Number: T3506522
 Status: ACTIVE
 Size: 1,088 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$258,000
 List PPSF: \$237
 Valuated Price: \$220,000
 Valuated PPSF: \$202



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: 500
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 33
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 7

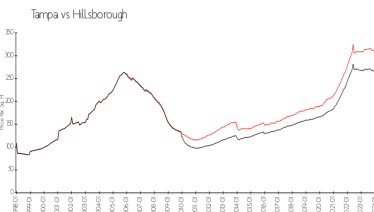
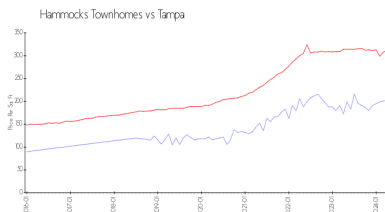
Building Association Information

The Hammocks Townhomes
 Homeowners Association Inc
 20399 Starfinder Way
 Tampa, FL 33647
 Phone: (813) 907-7283

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,410 sq ft	May 2024	\$290,000	\$206
	1,120 sq ft	Apr 2024	\$240,000	\$214
	2,289 sq ft	Apr 2024	\$373,000	\$163
	1,574 sq ft	Apr 2024	\$355,000	\$226
	1,574 sq ft	Apr 2024	\$325,000	\$206

Market Information



Hammocks Townhomes:	\$202/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

Inventory for Sale

Hammocks Townhomes	1%
Tampa	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Hammocks Townhomes	40 days
Tampa	42 days
Hillsborough	44 days