

# Unit 6305 Morningmist Ct - Raintree Manor Homes

6305 Morningmist Ct - 11705-11899 Raintree Dr, Temple Terrace, FL, Hillsborough 33617

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | T3508325                    |
| Status:         | ACTIVE                      |
| Size:           | 1,104 Sq ft.                |
| Bedrooms:       | 2                           |
| Full Bathrooms: | 1                           |
| Half Bathrooms: | 1                           |
| Parking Spaces: | Driveway, Guest, Off Street |
| View:           | Pool, Tennis Court          |
| List Price:     | \$225,000                   |
| List PPSF:      | \$204                       |
| Valuated Price: | \$213,000                   |
| Valuated PPSF:  | \$193                       |

*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.*

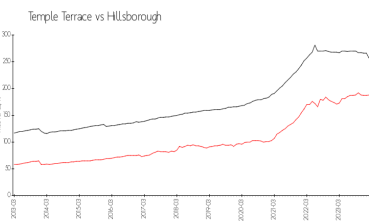
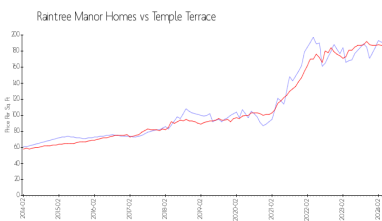
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 295 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 5   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 11849  | 1,272 sq ft | Apr 2024     | \$245,000  | \$193 |
| 11813  | 800 sq ft   | Mar 2024     | \$150,000  | \$188 |
| 11863  | 1,104 sq ft | Mar 2024     | \$220,000  | \$199 |
| 6305   | 1,104 sq ft | Mar 2024     | \$207,000  | \$188 |
|        | 1,272 sq ft | Feb 2024     | \$250,000  | \$197 |
| 11829  | 1,272 sq ft | Feb 2024     | \$239,500  | \$188 |

## Market Information



|                       |               |                 |               |
|-----------------------|---------------|-----------------|---------------|
| Raintree Manor Homes: | \$193/sq. ft. | Temple Terrace: | \$185/sq. ft. |
| Temple Terrace:       | \$185/sq. ft. | Hillsborough:   | \$249/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Raintree Manor Homes | 5% |
| Temple Terrace       | 2% |
| Hillsborough         | 2% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Raintree Manor Homes | 30 days |
| Temple Terrace       | 33 days |



Hillsborough

44 days