

# Unit 10435 Carrollbrook Ct # 112 - Carrollbrook Lakeside

10435 Carrollbrook Ct # 112 - 10423 Carrollbrook Cir, Tampa, FL, Hillsborough 33618

## Unit Information

MLS Number:	T3510203
Status:	ACTIVE
Size:	745 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Pool, Water
List Price:	\$142,600
List PPSF:	\$191
Valuated Price:	\$131,000
Valuated PPSF:	\$176

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:	52
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	11%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

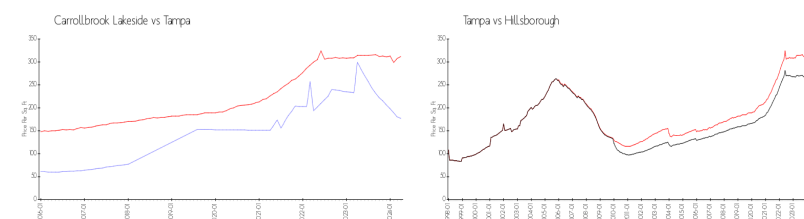
## Building Association Information

CARROLLBROOK LAKESIDE  
CONDOMINIUM ASSOCIATION, INC.  
C/O UNIQUE PROPERTY SERVICES  
1207 N. HIMES AVENUE SUITE # 3  
TAMPA, FL 33607  
813 879 1139

## Recent Sales

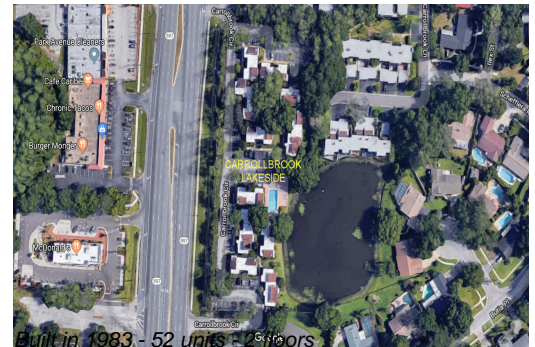
Unit #	Size	Closing Date	Sale Price	PPSF
224	543 sq ft	Apr 2024	\$129,000	\$238
214	745 sq ft	Mar 2024	\$135,000	\$181
218	658 sq ft	Oct 2023	\$140,000	\$213
216	658 sq ft	Oct 2023	\$130,000	\$198
220	745 sq ft	Aug 2023	\$175,000	\$235
105	658 sq ft	Aug 2023	\$165,000	\$251

## Market Information



Carrollbrook Lakeside:	\$177/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale



Carrollbrook Lakeside	12%
Tampa	2%
Hillsborough	2%

### **Avg. Time to Close Over Last 12 Months**

Carrollbrook Lakeside	28 days
Tampa	43 days
Hillsborough	44 days