

Unit 6318 Treetop Cir - Raintree Manor Homes

6318 Treetop Cir - 11705-11899 Raintree Dr, Temple Terrace, FL, Hillsborough 33617

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | T3512606 |
| Status: | ACTIVE |
| Size: | 1,272 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$238,000 |
| List PPSF: | \$187 |
| Valuated Price: | \$245,000 |
| 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

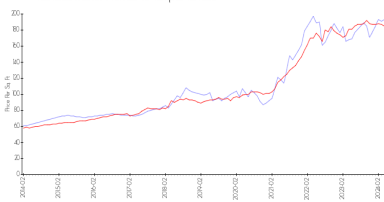
| | |
|--|-----|
| Number of units: | 295 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 5 |

Recent Sales

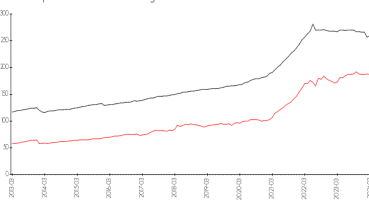
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 11849 | 1,272 sq ft | Apr 2024 | \$245,000 | \$193 |
| 11813 | 800 sq ft | Mar 2024 | \$150,000 | \$188 |
| 11863 | 1,104 sq ft | Mar 2024 | \$220,000 | \$199 |
| 6305 | 1,104 sq ft | Mar 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 vs Temple Terrace



Temple Terrace vs Hillsborough



| | | | |
|-----------------------|---------------|-----------------|---------------|
| 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 | 4% |
| Temple Terrace | 2% |
| Hillsborough | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Raintree Manor Homes | 30 days |
| Temple Terrace | 33 days |
| Hillsborough | 43 days |

