

Unit 10453 Carrollbrook Ct # 122 - Carrollbrook Lakeside

10453 Carrollbrook Ct # 122 - 10423 Carrollbrook Cir, Tampa, FL, Hillsborough 33618

Unit Information

MLS Number:	T3512725
Status:	ACTIVE
Size:	543 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$150,000
List PPSF:	\$276
Valuated Price:	\$95,000
Valuated PPSF:	\$175

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

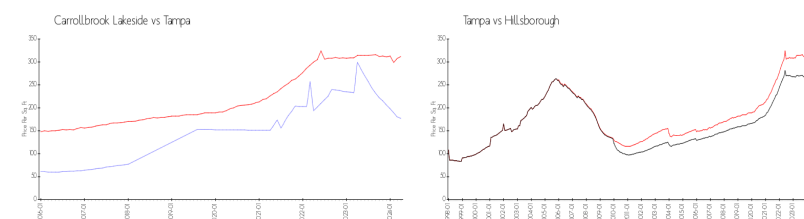
Building Association Information

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

Recent Sales

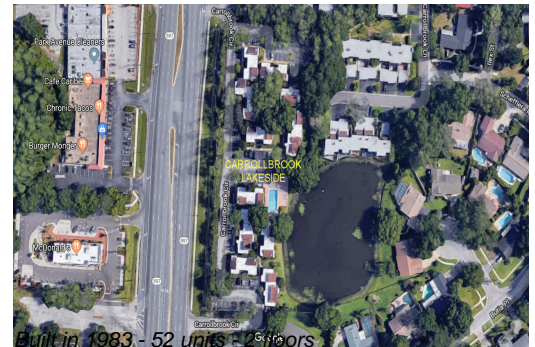
Unit #	Size	Closing Date	Sale Price	PPSF
224	543 sq ft	Apr 2024	\$129,000	\$238
214	745 sq ft	Mar 2024	\$135,000	\$181
218	658 sq ft	Oct 2023	\$140,000	\$213
216	658 sq ft	Oct 2023	\$130,000	\$198
220	745 sq ft	Aug 2023	\$175,000	\$235
105	658 sq ft	Aug 2023	\$165,000	\$251

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