

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: \$102,000
 Valuated PPSF: \$188

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

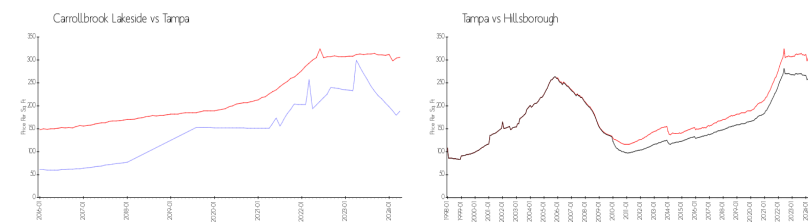
Building Association Information

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:	\$189/sq. ft.	Tampa:	\$306/sq. ft.
Tampa:	\$306/sq. ft.	Hillsborough:	\$249/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	42 days
Hillsborough	44 days