

# Unit 2809 - Place at Channelside

2809 - 912 Channelside Dr, Tampa, FL, Hillsborough 33602

## Unit Information

MLS Number: T3512754  
 Status: ACTIVE  
 Size: 1,134 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Covered, Under Building  
 View:  
 List Price: \$615,000  
 List PPSF: \$542  
 Valuated Price: \$440,000  
 Valuated PPSF: \$388

*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: 245  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

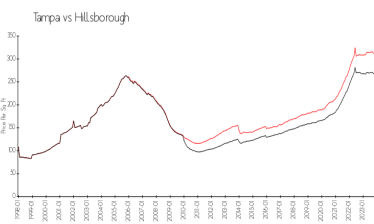
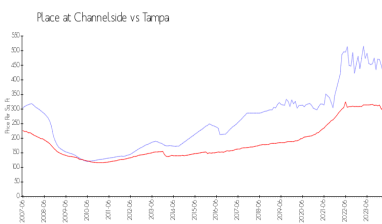
THE PLACE AT CHANNELSIDE  
 912 Channelside Drive, Suite #1104  
 Tampa, FL 33602  
 tel 813 209 9500  
 fax 813 209 2083

<http://www.theplacechannelside.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2313	1,456 sq ft	May 2024	\$715,000	\$491
1720	1,237 sq ft	Apr 2024	\$528,000	\$427
2603	1,237 sq ft	Mar 2024	\$600,000	\$485
1721	1,134 sq ft	Feb 2024	\$529,000	\$466
2806	1,134 sq ft	Feb 2024	\$661,000	\$583

## Market Information



Place at Channelside:	\$401/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale



Place at Channelside	5%
Tampa	2%
Hillsborough	2%

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

Place at Channelside	44 days
Tampa	42 days
Hillsborough	44 days