

Unit 1040 Vista Cay Ct - Vista Cay

1040 Vista Cay Ct - 2704-2874 Conch Hollow Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	T3514551
Status:	ACTIVE
Size:	1,718 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Guest, Off Street
View:	Trees/Woods
List Price:	\$289,900
List PPSF:	\$169
Valuated Price:	\$272,000
Valuated PPSF:	\$158

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:	132
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

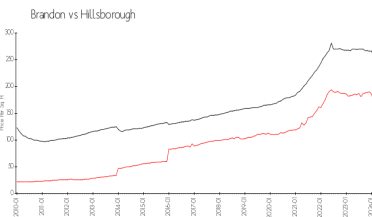
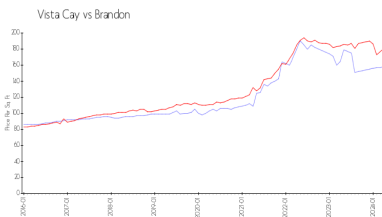
Vista Cay Homeowners Associates
 Address: 942 Providence Rd,
 Brandon, FL 33511
 Phone: +1 813-662-7095

<http://www.vistacaytownhomeshoa.com/vistacay/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,718 sq ft	Mar 2024	\$296,400	\$173
	1,718 sq ft	Mar 2024	\$267,500	\$156
	1,718 sq ft	Mar 2024	\$280,000	\$163
	1,684 sq ft	Jan 2024	\$272,500	\$162
	1,718 sq ft	Aug 2023	\$259,500	\$151

Market Information



Vista Cay:	\$158/sq. ft.	Brandon:	\$181/sq. ft.
Brandon:	\$181/sq. ft.	Hillsborough:	\$249/sq. ft.

Inventory for Sale

Vista Cay	2%
Brandon	1%



Hillsborough

2%

Avg. Time to Close Over Last 12 Months

Vista Cay

33 days

Brandon

33 days

Hillsborough

43 days