

Unit 7824 Niagara Ave # 0321 - River Oaks

7824 Niagara Ave # 0321 - 4703-5175 Puritan Cir, Tampa, FL, Hillsborough 33617

Unit Information

MLS Number:	T3516062
Status:	ACTIVE
Size:	1,217 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Covered
View:	
List Price:	\$225,000
List PPSF:	\$185
Valuated Price:	\$191,000
Valuated PPSF:	\$157

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:	319
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

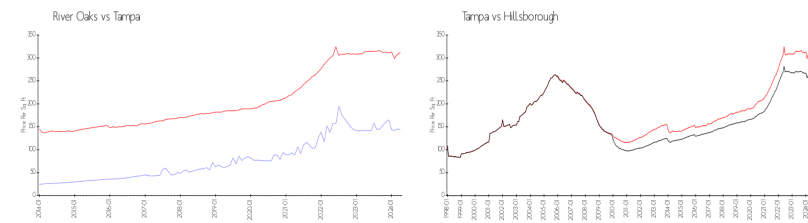
Building Association Information

RIVER OAKS I
 CONDOMINIUM ASSOCIATION, INC.
 2906 Busch Lake Blvd.
 Tampa, FL 33614
 (813) 868-1104

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5150	975 sq ft	Apr 2024	\$164,000	\$168
401	817 sq ft	Mar 2024	\$115,000	\$141
2504	1,191 sq ft	Feb 2024	\$220,000	\$185
4817	1,123 sq ft	Jan 2024	\$195,000	\$174
824	1,407 sq ft	Dec 2023	\$228,000	\$162
507	1,217 sq ft	Dec 2023	\$225,000	\$185

Market Information



River Oaks:	\$144/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

Inventory for Sale

River Oaks	3%
Tampa	2%
Hillsborough	2%



Avg. Time to Close Over Last 12 Months

River Oaks	32 days
Tampa	43 days
Hillsborough	44 days