

# Unit 8728 Mallard Reserve Dr # 102 - Grand Reserve at Tampa (The)

8728 Mallard Reserve Dr # 102 - 8605-8766 Mallard Reserve Dr, Tampa, FL, Hillsborough 33614

## Unit Information

MLS Number: T3516089  
 Status: ACTIVE  
 Size: 581 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Guest, Reserved  
 View:  
 List Price: \$155,000  
 List PPSF: \$267  
 Valuated Price: \$113,000  
 Valuated PPSF: \$194

*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.*



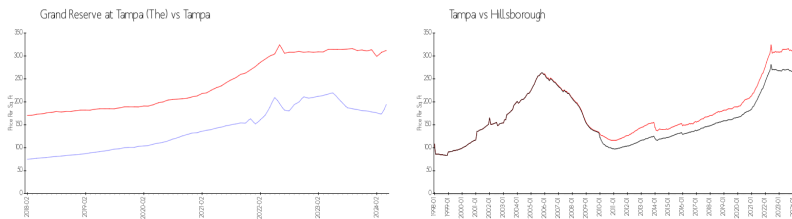
## Building Information

Number of units: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	581 sq ft	Apr 2024	\$140,000	\$241
201	1,027 sq ft	Mar 2024	\$147,000	\$143
101	1,060 sq ft	Mar 2024	\$222,000	\$209
102	1,027 sq ft	Mar 2024	\$172,500	\$168
102		Mar 2024	\$172,500	

## Market Information



Grand Reserve at Tampa (The):	\$195/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale

Grand Reserve at Tampa (The) 1%  
 Tampa 2%  
 Hillsborough 2%

## Avg. Time to Close Over Last 12 Months

Grand Reserve at Tampa (The) 72 days  
 Tampa 42 days  
 Hillsborough 43 days