

# Unit 826 Normandy Trace Rd - Island Walk

826 Normandy Trace Rd - 801-1123 Normandy Trace Rd, Tampa, FL, Hillsborough 33602

## Unit Information

MLS Number:	T3516734
Status:	PENDING
Size:	1,183 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener, Ground Level
View:	Trees/Woods
List Price:	\$514,900
List PPSF:	\$435
Valuated Price:	\$499,000
Valuated PPSF:	\$422

*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:	272
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

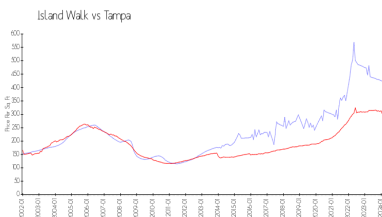
## Building Association Information

ISLAND WALK  
CONDOMINIUM ASSOCIATION, INC.  
KRAMER TRIAD MANAGEMENT  
3050 HORSESHOE DR N STE 275  
NAPLES FL 34104  
PHONE 239-263-1577

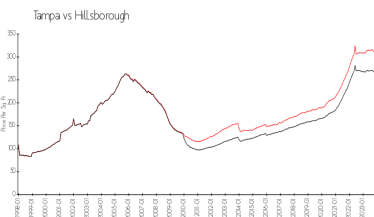
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,481 sq ft	May 2024	\$578,000	\$390
	1,183 sq ft	Apr 2024	\$580,000	\$490
	815 sq ft	Apr 2024	\$399,000	\$490
	1,183 sq ft	Apr 2024	\$480,000	\$406
	1,068 sq ft	Feb 2024	\$557,000	\$522

## Market Information



Island Walk: \$421/sq. ft.  
Tampa: \$312/sq. ft.



Tampa: \$312/sq. ft.  
Hillsborough: \$251/sq. ft.

## Inventory for Sale

Island Walk	1%
Tampa	2%



Hillsborough	2%
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**Avg. Time to Close Over Last 12 Months**

Island Walk	39 days
Tampa	43 days
Hillsborough	44 days