

# Unit 1103 - Plaza Harbour Island

1103 - 450 Knights Run Ave, Tampa, FL, Hillsborough 33602

## Unit Information

MLS Number: T3517579  
 Status: ACTIVE  
 Size: 1,242 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Circular Driveway, Deeded, Electric Vehicle Charging Station(s), Guest, Valet  
 View: City, Water  
 List Price: \$910,000  
 List PPSF: \$733  
 Valuated Price: \$964,000  
 Valuated PPSF: \$776

*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: 141  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

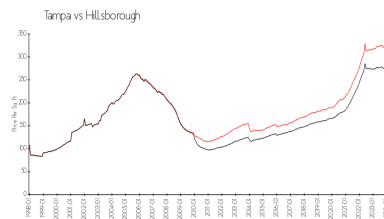
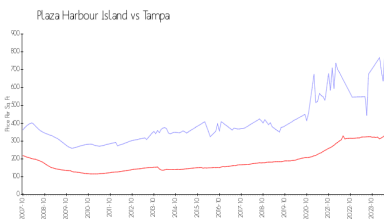
## Building Association Information

Plaza Harbour Island Condominium Association Inc  
 450 Run Ave  
 Tampa, FL 33602-3360  
 (813) 226-8585

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1905   | 2,153 sq ft | Jun 2024     | \$1,640,000 | \$762 |
| 1107   | 1,920 sq ft | Apr 2024     | \$1,250,000 | \$651 |
| 501    | 1,920 sq ft | Mar 2024     | \$1,100,000 | \$573 |
| 1503   | 1,242 sq ft | Mar 2024     | \$880,000   | \$709 |
| 104    | 1,600 sq ft | Sep 2023     | \$875,000   | \$547 |
| 1402   | 2,357 sq ft | Sep 2023     | \$1,412,400 | \$599 |

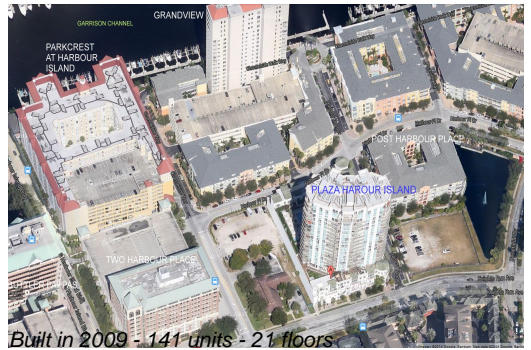
## Market Information



|                       |               |               |               |
|-----------------------|---------------|---------------|---------------|
| Plaza Harbour Island: | \$835/sq. ft. | Tampa:        | \$334/sq. ft. |
| Tampa:                | \$334/sq. ft. | Hillsborough: | \$261/sq. ft. |

## Inventory for Sale

Plaza Harbour Island 4%



|              |    |
|--------------|----|
| Tampa        | 2% |
| Hillsborough | 2% |

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

|                      |         |
|----------------------|---------|
| Plaza Harbour Island | 35 days |
| Tampa                | 46 days |
| Hillsborough         | 46 days |