

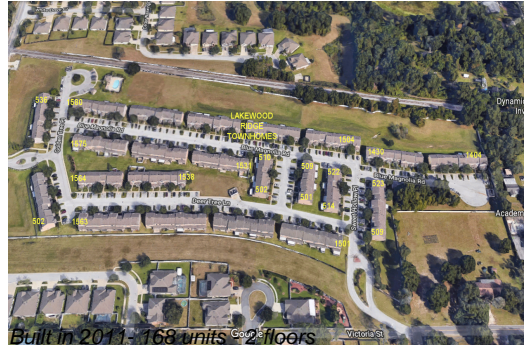
# Unit 1569 Blue Magnolia Rd - Lakewood Ridge Townhomes

1569 Blue Magnolia Rd - 1402-1580 Blue Magnolia Rd, Tampa, FL, Hillsborough 33510

## Unit Information

MLS Number: T3518024  
 Status: ACTIVE  
 Size: 1,231 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View:  
 List Price: \$200,000  
 List PPSF: \$162  
 Valuated Price: \$207,000  
 Valuated PPSF: \$168

*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.*



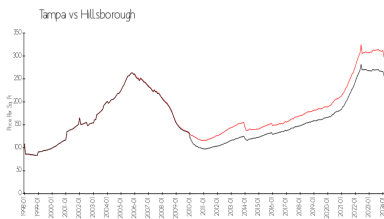
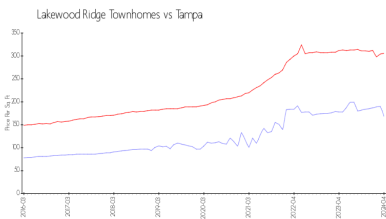
## Building Information

Number of units: 168  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,231 sq ft	Apr 2024	\$254,000	\$206
	1,638 sq ft	Apr 2024	\$270,000	\$165
	1,398 sq ft	Mar 2024	\$260,000	\$186
	1,231 sq ft	Mar 2024	\$240,000	\$195
	1,508 sq ft	Sep 2023	\$272,000	\$180

## Market Information



Lakewood Ridge Townhomes:	\$168/sq. ft.	Tampa:	\$306/sq. ft.
Tampa:	\$306/sq. ft.	Hillsborough:	\$249/sq. ft.

## Inventory for Sale

Lakewood Ridge Townhomes 2%  
 Tampa 2%  
 Hillsborough 2%

## Avg. Time to Close Over Last 12 Months

Lakewood Ridge Townhomes 28 days  
 Tampa 42 days  
 Hillsborough 43 days