

# Unit 2461 Lake Woodberry Cir - Regency Key

2461 Lake Woodberry Cir - 2202-2524 Lake Woodberry Cir, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number: T3519763  
 Status: ACTIVE  
 Size: 1,184 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$229,999  
 List PPSF: \$194  
 Valuated Price: \$222,000  
 Valuated PPSF: \$188

*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: 198  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 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: 5

## Building Association Information

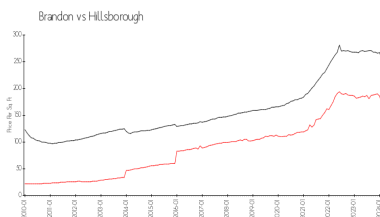
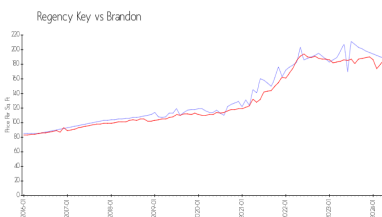
Regency Key  
 Management Company  
 Ameri-Tech Community Management  
 24701 U.S. Hwy 19 North – Suite 102  
 Clearwater, FL 33763  
 T: 813-636-0000 Ext. 311  
 AMERI-TECH Property

<http://regencykey.org/>

## Recent Sales

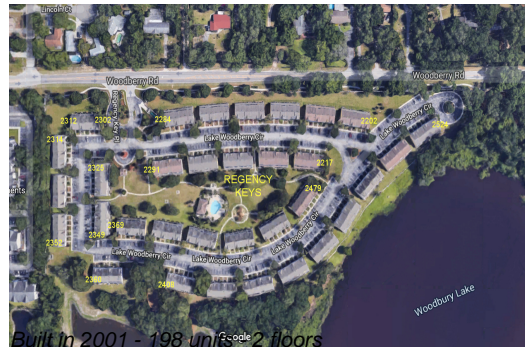
Unit #	Size	Closing Date	Sale Price	PPSF
2258	1,184 sq ft	Apr 2024	\$235,000	\$198
	1,110 sq ft	Mar 2024	\$224,900	\$203
	1,110 sq ft	Mar 2024	\$235,000	\$212
	1,110 sq ft	Mar 2024	\$227,040	\$205
	1,184 sq ft	Feb 2024	\$225,000	\$190

## Market Information



Regency Key: \$188/sq. ft.  
 Brandon: \$186/sq. ft.

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 Hillsborough: \$251/sq. ft.



## **Inventory for Sale**

Regency Key	3%
Brandon	1%
Hillsborough	2%

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

Regency Key	27 days
Brandon	33 days
Hillsborough	43 days