

# Unit 645 Kensington Lake Cir - Townhomes at Kensington

645 Kensington Lake Cir - 302-746 Kensington Lake Cir, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3521401  
 Status: ACTIVE  
 Size: 1,396 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View: Water  
 List Price: \$225,000  
 List PPSF: \$161  
 Valuated Price: \$237,000  
 Valuated PPSF: \$170

*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: 210  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

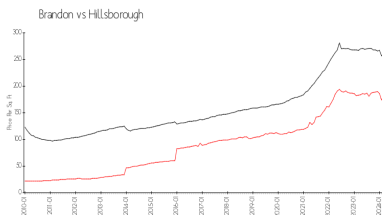
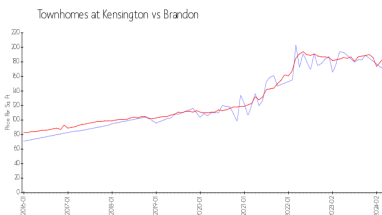
## Building Association Information

Townhomes At Kensington  
 Homeowners Association  
 4520 West Village Drive # F  
 Tampa, FL 33624  
 Phone: (813) 831-5050

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,159 sq ft	Apr 2024	\$217,500	\$188
	1,159 sq ft	Feb 2024	\$230,000	\$198
	1,159 sq ft	Feb 2024	\$245,000	\$211
	1,159 sq ft	Nov 2023	\$219,375	\$189
	1,396 sq ft	Oct 2023	\$255,000	\$183

## Market Information



Townhomes at Kensington:	\$170/sq. ft.	Brandon:	\$186/sq. ft.
Brandon:	\$186/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale



Townhomes at Kensington	1%
Brandon	1%
Hillsborough	2%

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

Townhomes at Kensington	22 days
Brandon	33 days
Hillsborough	43 days