

# Unit 314 Lake Parsons Grn # 104 - Park Lake at Parsons at Parsons

314 Lake Parsons Grn # 104 - 202-314 Lake Parsons Grn, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3525138  
 Status: ACTIVE  
 Size: 916 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 0  
 View:  
 List Price: \$215,000  
 List PPSF: \$235  
 Valuated Price: \$196,000  
 Valuated PPSF: \$214

*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: 232  
 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: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

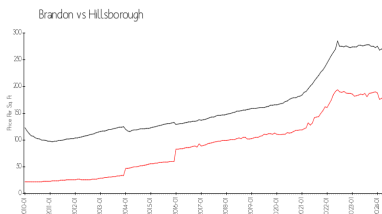
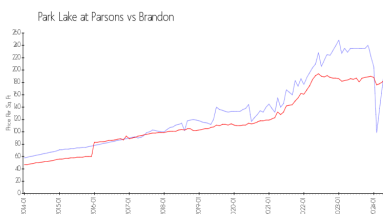
Park Lake at Parsons Condominiums  
 Address: 208 Lake Parsons Green,  
 Brandon, FL 33511  
 Phone: +1 813-843-8311

<https://www.parklakescoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	811 sq ft	Jun 2024	\$200,000	\$247
107	598 sq ft	May 2024	\$115,000	\$192
207	741 sq ft	Apr 2024	\$160,680	\$217
202	741 sq ft	Feb 2024	\$145,000	\$196
	612 sq ft	Jan 2024	\$120,000	\$196

## Market Information



Park Lake at Parsons:	\$215/sq. ft.	Brandon:	\$186/sq. ft.
Brandon:	\$186/sq. ft.	Hillsborough:	\$261/sq. ft.



### **Inventory for Sale**

Park Lake at Parsons	2%
Brandon	1%
Hillsborough	2%

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

Park Lake at Parsons	47 days
Brandon	36 days
Hillsborough	45 days