

# Unit 626 McDaniel St # 9 - Manchester I II & III

626 McDaniel St # 9 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3528177
Status:	ACTIVE
Size:	2,105 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	Water
List Price:	\$385,000
List PPSF:	\$183
Valuated Price:	\$330,000
Valuated PPSF:	\$157

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:	258
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

### Sun City Center Community Association

1009 North Pebble Beach Blv

Sun City Center

Ph: 813-633-3500

URL: <http://www.suncitycenter.org/association.html>

### Kings Point Community

1904 Clubhouse Dr

Sun City Center

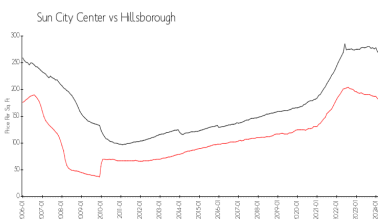
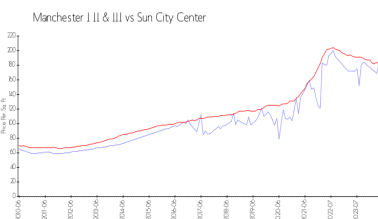
Ph: 813-642-8790

URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,082 sq ft	May 2024	\$375,000	\$180
175	1,192 sq ft	Apr 2024	\$225,000	\$189
619	2,105 sq ft	Jan 2024	\$410,000	\$195
	1,336 sq ft	Jan 2024	\$266,000	\$199
33	1,584 sq ft	Oct 2023	\$291,500	\$184

## Market Information



Manchester I II & III: \$157/sq. ft.  
Sun City Center: \$183/sq. ft.

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Hillsborough: \$255/sq. ft.



## **Inventory for Sale**

Manchester I II & III	3%
Sun City Center	3%
Hillsborough	2%

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

Manchester I II & III	53 days
Sun City Center	59 days
Hillsborough	49 days