

# Unit 402 Dorchester PI # B28 - Dorchester

402 Dorchester PI # B28 - 401-402 Dorchester PI, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3530301  
 Status: ACTIVE  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$132,900  
 List PPSF: \$138  
 Valuated Price: \$140,000  
 Valuated PPSF: \$146

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

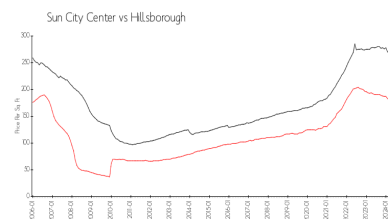
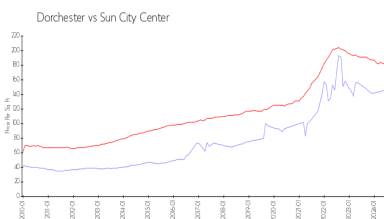
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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  |
|--------|-----------|--------------|------------|-------|
| 50     | 984 sq ft | Jul 2024     | \$138,750  | \$141 |
| 1      | 960 sq ft | Jun 2024     | \$119,500  | \$124 |
| 5      | 992 sq ft | Dec 2023     | \$139,999  | \$141 |
| 5      | 960 sq ft | Nov 2023     | \$153,000  | \$159 |
| B25    | 800 sq ft | Nov 2023     | \$125,000  | \$156 |

## Market Information



Dorchester: \$146/sq. ft.      Sun City Center: \$183/sq. ft.  
 Sun City Center: \$183/sq. ft.      Hillsborough: \$255/sq. ft.



### **Inventory for Sale**

|                 |    |
|-----------------|----|
| Dorchester      | 4% |
| Sun City Center | 3% |
| Hillsborough    | 2% |

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

|                 |         |
|-----------------|---------|
| Dorchester      | 85 days |
| Sun City Center | 59 days |
| Hillsborough    | 49 days |