

Unit 8602 Champlain Ct # 93 - Whisper Lake

8602 Champlain Ct # 93 - 3801-3869 S Lake Dr, Tampa, FL, Hillsborough 33614

Unit Information

MLS Number:	T3530921
Status:	ACTIVE
Size:	710 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Common
View:	Water
List Price:	\$87,000
List PPSF:	\$123
Valuated Price:	\$116,000
Valuated PPSF:	\$163

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:	248
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

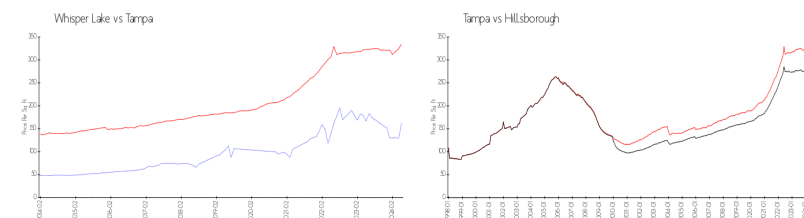
Building Association Information

Lake Whisper Condominium Association Inc
3812 North Lake Drive
Tampa, FL 33614
Phone: (813) 968-5665

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
187	710 sq ft	Jun 2024	\$101,999	\$144
240	682 sq ft	May 2024	\$110,000	\$161
92	710 sq ft	Apr 2024	\$100,000	\$141
148	1,077 sq ft	Apr 2024	\$125,000	\$116
246	1,077 sq ft	Jan 2024	\$170,900	\$159
92	710 sq ft	Jan 2024	\$70,000	\$99

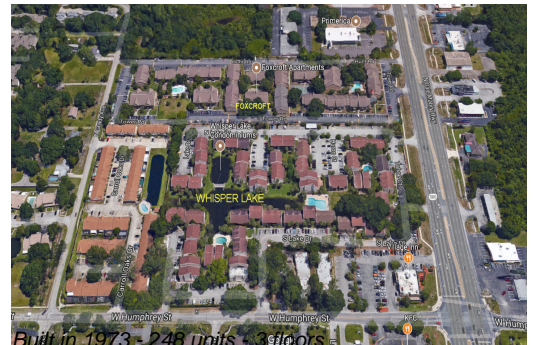
Market Information



Whisper Lake:	\$162/sq. ft.	Tampa:	\$334/sq. ft.
Tampa:	\$334/sq. ft.	Hillsborough:	\$261/sq. ft.

Inventory for Sale

Whisper Lake	3%
Tampa	2%
Hillsborough	2%



Avg. Time to Close Over Last 12 Months

Whisper Lake	49 days
Tampa	45 days
Hillsborough	46 days