

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: | \$89,000 |
| List PPSF: | \$125 |
| 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

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|--|-----|
| 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: | 16 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 4 |

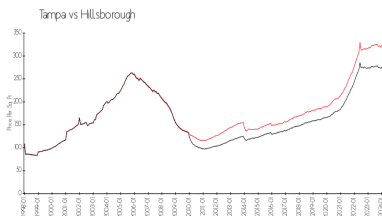
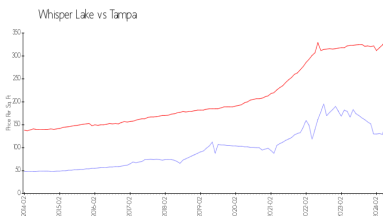
Building Association Information

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 |

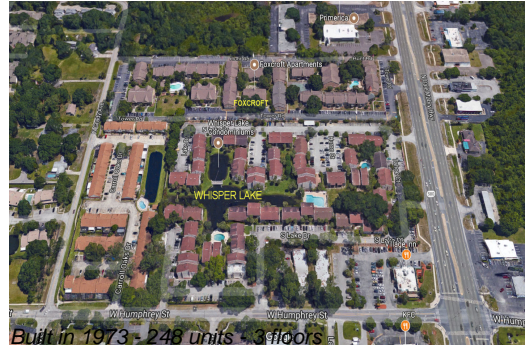
Market Information



| | | | |
|---------------|---------------|---------------|---------------|
| 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 | 52 days |
| Tampa | 45 days |
| Hillsborough | 45 days |