

# Unit 256 - Sailport on the Bay

256 - 2506 N Rocky Point Dr, Tampa, FL, Hillsborough 33607

## Unit Information

MLS Number:	T3531187
Status:	ACTIVE
Size:	560 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$310,000
List PPSF:	\$554
Valuated Price:	\$276,000
Valuated PPSF:	\$493

*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:	238
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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

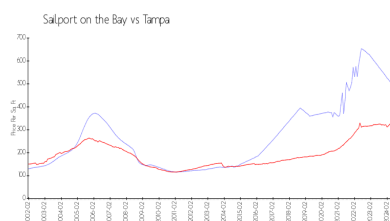
Sailport  
2506 North Rocky Point Drive  
Tampa, FL 33607 USA  
Phone: 813.281.9599

<http://www.providentresorts.com/sailport-waterfront-suites/>

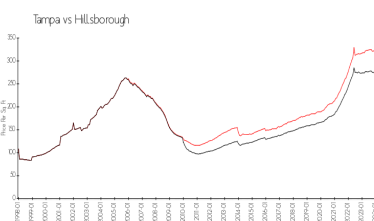
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
361	516 sq ft	May 2024	\$335,000	\$649
229	516 sq ft	May 2024	\$300,000	\$581
224	516 sq ft	May 2024	\$325,000	\$630
459	516 sq ft	Sep 2023	\$300,000	\$581
467	560 sq ft	Aug 2023	\$325,000	\$580
277	516 sq ft	Aug 2023	\$290,000	\$562
362	840 sq ft	Aug 2023	\$442,500	\$527

## Market Information



Sailport on the Bay: \$504/sq. ft.  
Tampa: \$334/sq. ft.



Tampa: \$334/sq. ft.  
Hillsborough: \$261/sq. ft.

## Inventory for Sale



Sailport on the Bay	3%
Tampa	2%
Hillsborough	2%

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

Sailport on the Bay	35 days
Tampa	45 days
Hillsborough	46 days