

Unit 732 Kensington Lake Cir - Townhomes at Kensington

732 Kensington Lake Cir - 302-746 Kensington Lake Cir, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	T3531619
Status:	Active
Size:	1,396 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	None
View:	
List Price:	\$264,900
List PPSF:	\$190
Valuated Price:	\$248,000
Valuated PPSF:	\$178

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:	210
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

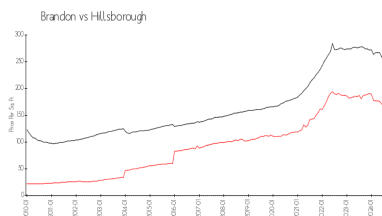
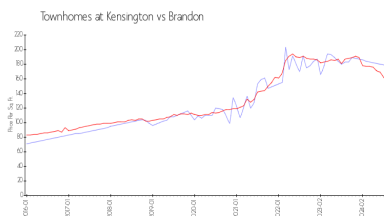
Building Association Information

Townhomes At Kensington
Homeowners Association
4520 West Village Drive # F
Tampa, FL 33624
Phone: (813) 831-5050

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,396 sq ft	Jun 2024	\$225,000	\$161
	1,159 sq ft	Apr 2024	\$217,500	\$188
	1,159 sq ft	Feb 2024	\$230,000	\$198
	1,159 sq ft	Feb 2024	\$245,000	\$211
	1,159 sq ft	Nov 2023	\$219,375	\$189

Market Information



Townhomes at Kensington:	\$178/sq. ft.	Brandon:	\$155/sq. ft.
Brandon:	\$155/sq. ft.	Hillsborough:	\$235/sq. ft.

Inventory for Sale

Townhomes at Kensington	2%
Brandon	2%
Hillsborough	3%



Built in 1998 - 210 units - 2 floors

Avg. Time to Close Over Last 12 Months

Townhomes at Kensington	59 days
Brandon	51 days
Hillsborough	59 days