

Unit 1704 - Plaza Harbour Island

1704 - 450 Knights Run Ave, Tampa, FL, Hillsborough 33602

Unit Information

MLS Number:	T3532897
Status:	ACTIVE
Size:	3,313 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Covered, Guest, Reserved, Under Building, Valet
View:	City, Water
List Price:	\$3,150,000
List PPSF:	\$951
Valuated Price:	\$2,866,000
Valuated PPSF:	\$865

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:	141
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

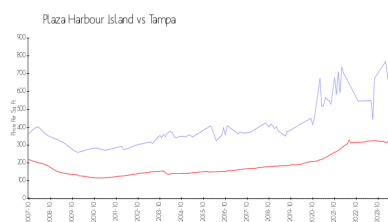
Building Association Information

Plaza Harbour Island Condominium Association Inc
450 Run Ave
Tampa, FL 33602-3360
(813) 226-8585

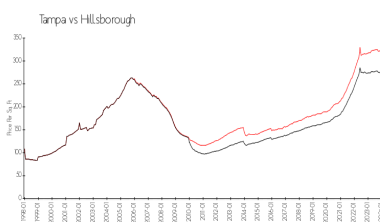
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905	2,153 sq ft	Jun 2024	\$1,640,000	\$762
1107	1,920 sq ft	Apr 2024	\$1,250,000	\$651
501	1,920 sq ft	Mar 2024	\$1,100,000	\$573
1503	1,242 sq ft	Mar 2024	\$880,000	\$709
104	1,600 sq ft	Sep 2023	\$875,000	\$547
1402	2,357 sq ft	Sep 2023	\$1,412,400	\$599

Market Information



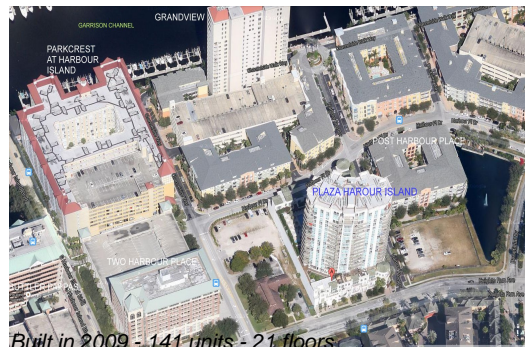
Plaza Harbour Island: \$835/sq. ft.
Tampa: \$334/sq. ft.



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

Inventory for Sale

Plaza Harbour Island	4%
Tampa	2%



Built in 2009 - 141 units - 21 floors

Hillsborough	2%
--------------	----

Avg. Time to Close Over Last 12 Months

Plaza Harbour Island	35 days
Tampa	45 days
Hillsborough	46 days