

# Unit 604 - Dockside

604 - 2780 N Riverside Dr, Tampa, FL, Hillsborough 33602

## Unit Information

MLS Number: T3534118  
 Status: ACTIVE  
 Size: 1,668 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: City, Pool, Water  
 List Price: \$399,900  
 List PPSF: \$240  
 Valuated Price: \$434,000  
 Valuated PPSF: \$260

*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: 40  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

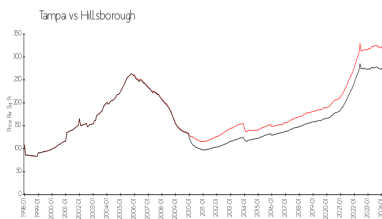
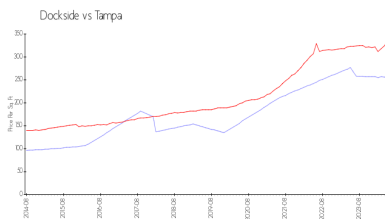
## Building Association Information

Dockside Condo Association  
 2780 North Riverside Drive  
 Tampa, FL 33602  
 Phone: (813) 221-8139

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,668 sq ft	Jun 2024	\$435,000	\$261
605	1,668 sq ft	May 2024	\$462,000	\$277
102	1,547 sq ft	Jul 2023	\$385,000	\$249

## Market Information



Dockside: \$257/sq. ft. Tampa: \$334/sq. ft.  
 Tampa: \$334/sq. ft. Hillsborough: \$261/sq. ft.

## Inventory for Sale

Dockside 5%  
 Tampa 2%  
 Hillsborough 2%

## Avg. Time to Close Over Last 12 Months



Dockside  
Tampa  
Hillsborough

106 days  
45 days  
46 days