

# Unit 2428 Kensington Greens Dr # 13 - Kensington

2428 Kensington Greens Dr # 13 - 2401-2495 Kensington Greens Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3536835  
Status: ACTIVE  
Size: 1,630 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Driveway, Garage Door Opener, Split Garage  
View:  
List Price: \$370,000  
List PPSF: \$227  
Valuated Price: \$337,000  
Valuated PPSF: \$207

*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: 96  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 5%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 5  
Number of sales over the last 3 months: 3

## Building Association Information

**Sun City Center Community Association**  
1009 North Pebble Beach Blv  
Sun City Center  
Ph: 813-633-3500  
URL: <http://www.suncitycenter.org/association.html>

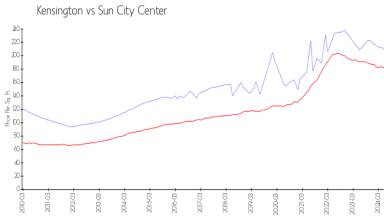
**Kings Point Community**  
1904 Clubhouse Dr  
Sun City Center  
Ph: 813-642-8790  
URL: <http://kpsc.com/>

## Recent Sales

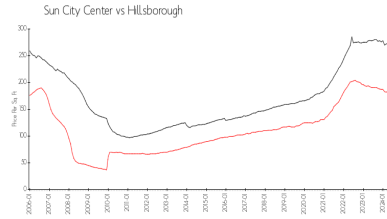
Unit #	Size	Closing Date	Sale Price	PPSF
0	1,630 sq ft	Jun 2024	\$370,000	\$227
51	1,630 sq ft	Jun 2024	\$335,000	\$206
21	1,746 sq ft	May 2024	\$370,000	\$212
19	1,630 sq ft	Apr 2024	\$345,000	\$212
	1,908 sq ft	Feb 2024	\$399,900	\$210

## Market Information





Kensington: \$207/sq. ft.  
 Sun City Center: \$183/sq. ft.



Sun City Center: \$183/sq. ft.  
 Hillsborough: \$255/sq. ft.

### Inventory for Sale

Kensington 5%  
 Sun City Center 3%  
 Hillsborough 2%

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

Kensington 100 days  
 Sun City Center 59 days  
 Hillsborough 49 days