

# Unit 2526 Lancaster Dr # 158 - Lancaster I

2526 Lancaster Dr # 158 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3551344  
 Status: Active  
 Size: 1,579 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener  
 View:  
 List Price: \$235,000  
 List PPSF: \$149  
 Valuated Price: \$219,000  
 Valuated PPSF: \$139

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 10%  
 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: 1

## Building Association Information

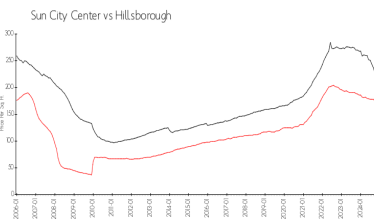
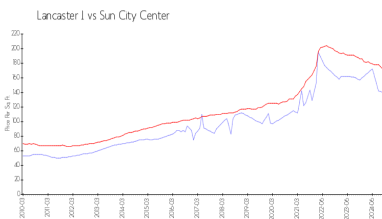
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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
90	1,394 sq ft	Jan 2025	\$249,000	\$179
5	1,829 sq ft	Sep 2024	\$260,000	\$142
61	1,394 sq ft	Jun 2024	\$240,000	\$172

## Market Information



Lancaster I: \$139/sq. ft.      Sun City Center: \$160/sq. ft.  
 Sun City Center: \$160/sq. ft.      Hillsborough: \$163/sq. ft.

## Inventory for Sale

Lancaster I 11%



Sun City Center	4%
Hillsborough	3%

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

Lancaster I	40 days
Sun City Center	80 days
Hillsborough	66 days