

# 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: \$212,000  
 Valuated PPSF: \$134

*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: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## 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

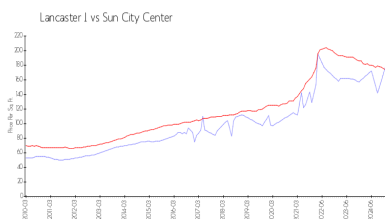
Ph: 813-642-8790

URL: <http://kpscc.com/>

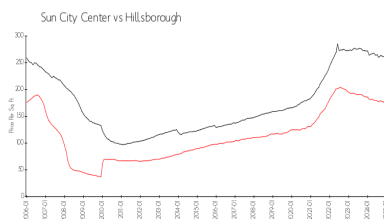
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,642 sq ft	Mar 2025	\$215,000	\$131
	1,579 sq ft	Feb 2025	\$210,000	\$133
89	1,529 sq ft	Feb 2025	\$249,900	\$163
90	1,394 sq ft	Jan 2025	\$249,000	\$179
5	1,829 sq ft	Sep 2024	\$260,000	\$142

## Market Information



Lancaster I: \$134/sq. ft.  
 Sun City Center: \$172/sq. ft.



Sun City Center: \$172/sq. ft.  
 Hillsborough: \$244/sq. ft.

## Inventory for Sale



Lancaster I	11%
Sun City Center	5%
Hillsborough	4%

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

Lancaster I	49 days
Sun City Center	87 days
Hillsborough	72 days