

# Unit 703 Parsons Lake Path # 202 - Park Lake at Parsons

703 Parsons Lake Path # 202 - 202-314 Lake Parsons Grn, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3552772  
 Status: Active  
 Size: 811 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Open  
 View:  
 List Price: \$209,900  
 List PPSF: \$259  
 Valuated Price: \$78,000  
 Valuated PPSF: \$96

*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: 232  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

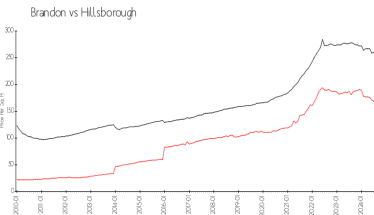
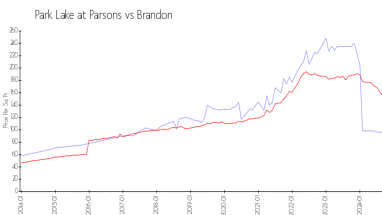
Park Lake at Parsons Condominiums  
 Address: 208 Lake Parsons Green,  
 Brandon, FL 33511  
 Phone: +1 813-843-8311

<https://www.parklakescoa.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 203    | 598 sq ft | Jul 2024     | \$142,000  | \$237 |
| 104    | 811 sq ft | Jun 2024     | \$200,000  | \$247 |
| 107    | 598 sq ft | May 2024     | \$115,000  | \$192 |
| 207    | 741 sq ft | Apr 2024     | \$160,680  | \$217 |
| 202    | 741 sq ft | Feb 2024     | \$145,000  | \$196 |

## Market Information



|                       |               |               |               |
|-----------------------|---------------|---------------|---------------|
| Park Lake at Parsons: | \$96/sq. ft.  | Brandon:      | \$155/sq. ft. |
| Brandon:              | \$155/sq. ft. | Hillsborough: | \$235/sq. ft. |

## Inventory for Sale

Park Lake at Parsons 7%



|              |    |
|--------------|----|
| Brandon      | 4% |
| Hillsborough | 4% |

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

|                      |         |
|----------------------|---------|
| Park Lake at Parsons | 60 days |
| Brandon              | 52 days |
| Hillsborough         | 59 days |