

Unit 2306 Lancaster Dr # 80 - Lancaster I

2306 Lancaster Dr # 80 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: T3553125
 Status: Active
 Size: 1,642 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Driveway, Garage Door Opener
 View:
 List Price: \$250,000
 List PPSF: \$152
 Valuated Price: \$213,000
 Valuated PPSF: \$142

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: 12
 Building inventory for sale: 7%
 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

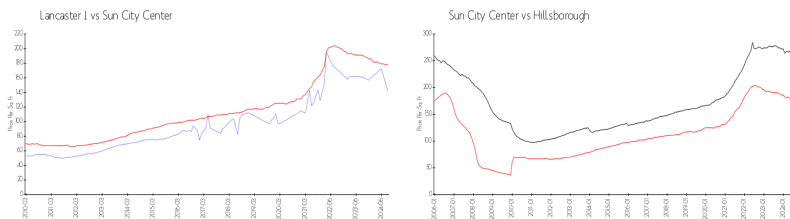
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5	1,829 sq ft	Sep 2024	\$260,000	\$142
61	1,394 sq ft	Jun 2024	\$240,000	\$172
108	1,579 sq ft	Jan 2024	\$292,500	\$185

Market Information



Lancaster I: \$142/sq. ft. Sun City Center: \$178/sq. ft.
 Sun City Center: \$178/sq. ft. Hillsborough: \$235/sq. ft.

Inventory for Sale

Lancaster I 7%



Sun City Center	4%
Hillsborough	4%

Avg. Time to Close Over Last 12 Months

Lancaster I	43 days
Sun City Center	69 days
Hillsborough	59 days