

Unit 2501 Middleton Grove Dr - Lake Brandon

2501 Middleton Grove Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511



Unit Information

MLS Number: T3553282
 Status: Active
 Size: 1,995 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View: Pool
 List Price: \$1,800
 List PPSF: \$1
 Valuated Price: \$306,000
 Valuated PPSF: \$153

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: 178
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 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: 1

Building Association Information

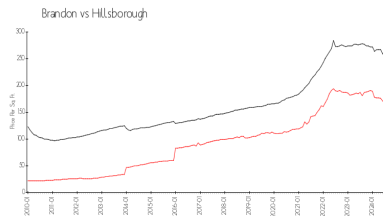
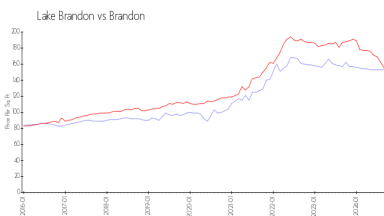
Lake Brandon
 Excelsior Community Management LLC Community Manager
 LakeBrandonHOA@TampaBay.rr.com
 Phone Number: 813-349-6552

<http://www.lakebrandontownhomes.com/lakebrandon/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,995 sq ft	Oct 2024	\$318,000	\$159
	1,995 sq ft	Jun 2024	\$290,000	\$145
	1,995 sq ft	May 2024	\$299,000	\$150
	2,023 sq ft	May 2024	\$315,000	\$156
	2,023 sq ft	Mar 2024	\$273,000	\$135

Market Information



Lake Brandon: \$153/sq. ft.
 Brandon: \$155/sq. ft.

Brandon: \$155/sq. ft.
 Hillsborough: \$235/sq. ft.

Inventory for Sale

Lake Brandon 2%
 Brandon 4%
 Hillsborough 4%

Avg. Time to Close Over Last 12 Months

Lake Brandon	72 days
Brandon	51 days
Hillsborough	59 days