

# Unit 205 Kings Blvd # C52 - Andover

205 Kings Blvd # C52 - 1902 Andover St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8301366  
 Status: PENDING  
 Size: 960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View:  
 List Price: \$149,900  
 List PPSF: \$156  
 Valuated Price: \$59,000  
 Valuated PPSF: \$61

*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: 216  
 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: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## 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

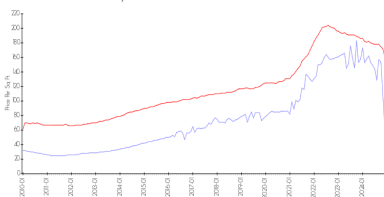
1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

## Recent Sales

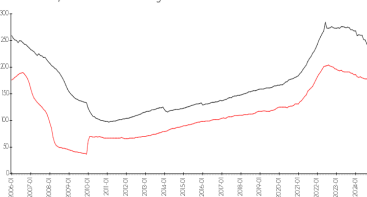
Unit #	Size	Closing Date	Sale Price	PPSF
198	800 sq ft	Dec 2024	\$87,500	\$109
85	960 sq ft	Dec 2024	\$135,000	\$141
108	960 sq ft	Oct 2024	\$145,000	\$151
161	960 sq ft	Sep 2024	\$163,500	\$170
25	960 sq ft	Aug 2024	\$126,000	\$131

## Market Information

Andover vs Sun City Center



Sun City Center vs Hillsborough



Andover: \$63/sq. ft.  
 Sun City Center: \$160/sq. ft.

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

## Inventory for Sale



Andover	1%
Sun City Center	4%
Hillsborough	3%

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

Andover	69 days
Sun City Center	80 days
Hillsborough	66 days