

# Unit 2718 Conch Hollow Dr - Vista Cay

2718 Conch Hollow Dr - 2704-2874 Conch Hollow Dr, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: TB8301444  
 Status: Active  
 Size: 1,684 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Driveway, Garage Door Opener, Guest  
 View: Trees/Woods  
 List Price: \$299,500  
 List PPSF: \$178  
 Valuated Price: \$91,000  
 Valuated PPSF: \$54

*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: 132  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

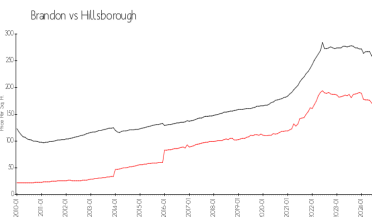
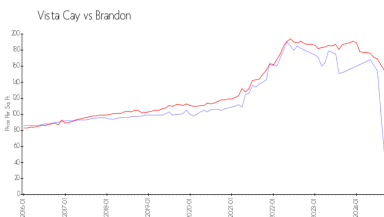
Vista Cay Homeowners Associates  
 Address: 942 Providence Rd,  
 Brandon, FL 33511  
 Phone: +1 813-662-7095

<http://www.vistacaytownhomeshoa.com/vistacay/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,718 sq ft	Jul 2024	\$279,900	\$163
	1,718 sq ft	Jul 2024	\$249,900	\$145
	1,718 sq ft	May 2024	\$282,500	\$164
	1,574 sq ft	May 2024	\$269,000	\$171
	1,718 sq ft	Mar 2024	\$296,400	\$173
	1,718 sq ft	Mar 2024	\$267,500	\$156
	1,718 sq ft	Mar 2024	\$280,000	\$163

## Market Information



Vista Cay: \$54/sq. ft.      Brandon: \$155/sq. ft.  
 Brandon: \$155/sq. ft.      Hillsborough: \$235/sq. ft.

## Inventory for Sale

Vista Cay 3%

Brandon	4%
Hillsborough	4%

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

Vista Cay	32 days
Brandon	53 days
Hillsborough	59 days