

Unit 2507 Lancaster Dr # 53 - Lancaster I

2507 Lancaster Dr # 53 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: TB8301732
 Status: ACTIVE
 Size: 1,203 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Driveway, Garage Door Opener
 View:
 List Price: \$207,500
 List PPSF: \$172
 Valuated Price: \$167,000
 Valuated PPSF: \$139

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: 16
 Building inventory for sale: 9%
 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

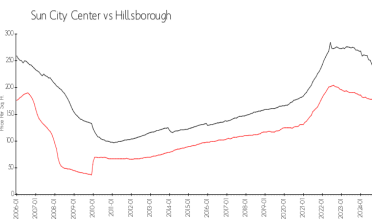
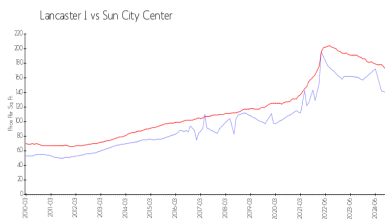
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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
90	1,394 sq ft	Jan 2025	\$249,000	\$179
5	1,829 sq ft	Sep 2024	\$260,000	\$142
61	1,394 sq ft	Jun 2024	\$240,000	\$172

Market Information



Lancaster I: \$139/sq. ft. Sun City Center: \$160/sq. ft.
 Sun City Center: \$160/sq. ft. Hillsborough: \$163/sq. ft.

Inventory for Sale

Lancaster I 9%



Sun City Center	4%
Hillsborough	3%

Avg. Time to Close Over Last 12 Months

Lancaster I	40 days
Sun City Center	79 days
Hillsborough	66 days