

Unit 1330 Salem Orchard Ln - Lake Brandon

1330 Salem Orchard Ln - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number: TB8304172
 Status: Active
 Size: 1,995 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Driveway, Garage Door Opener, Guest
 View: Water
 List Price: \$315,000
 List PPSF: \$158
 Valuated Price: \$154,000
 Valuated PPSF: \$77

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: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

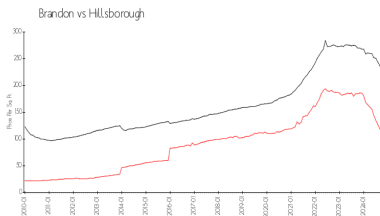
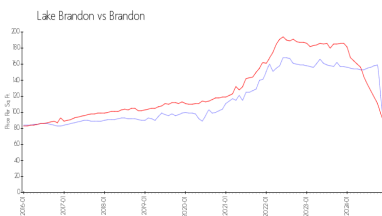
Lake Brandon
 Excelsior Community Management LLC Community Manager
 LakeBrandonHOA@TampaBay.rr.com
 Phone Number: 813-349-6552

<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: \$77/sq. ft.
 Brandon: \$86/sq. ft.

Brandon: \$86/sq. ft.
 Hillsborough: \$163/sq. ft.

Inventory for Sale

Lake Brandon 2%
 Brandon 2%
 Hillsborough 3%

Avg. Time to Close Over Last 12 Months

Lake Brandon	83 days
Brandon	59 days
Hillsborough	66 days