

# Unit 2316 Lake Woodberry Cir - Regency Key

2316 Lake Woodberry Cir - 2202-2524 Lake Woodberry Cir, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number:	TB8307219
Status:	ACTIVE
Size:	1,110 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$224,800
List PPSF:	\$203
Valuated Price:	\$187,000
Valuated PPSF:	\$168

*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:	198
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

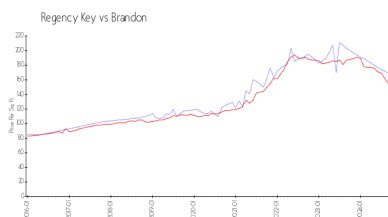
Regency Key  
Management Company  
Ameri-Tech Community Management  
24701 U.S. Hwy 19 North – Suite 102  
Clearwater, FL 33763  
T: 813-636-0000 Ext. 311  
AMERI-TECH Property

<http://regencykey.org/>

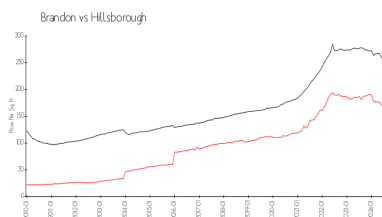
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,184 sq ft	Jul 2024	\$212,000	\$179
2258	1,184 sq ft	Apr 2024	\$235,000	\$198
	1,110 sq ft	Mar 2024	\$224,900	\$203
	1,110 sq ft	Mar 2024	\$235,000	\$212
	1,110 sq ft	Mar 2024	\$227,040	\$205

## Market Information



Regency Key: \$169/sq. ft.  
Brandon: \$155/sq. ft.



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

## Inventory for Sale

Regency Key 7%



Brandon	4%
Hillsborough	4%

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

Regency Key	53 days
Brandon	52 days
Hillsborough	59 days