

# Unit 2535 Lancaster Dr # 39 - Lancaster I

2535 Lancaster Dr # 39 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8307430  
 Status: ACTIVE  
 Size: 1,579 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$224,900  
 List PPSF: \$142  
 Valuated Price: \$219,000  
 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: 18  
 Building inventory for sale: 10%  
 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

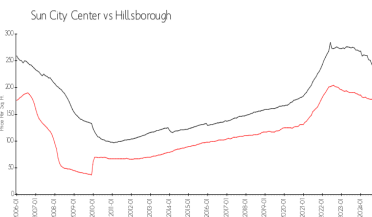
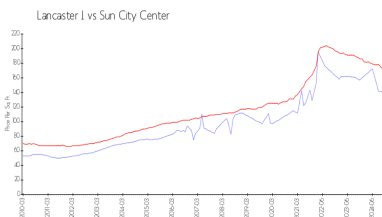
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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 11%



|                 |    |
|-----------------|----|
| Sun City Center | 4% |
| Hillsborough    | 3% |

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

|                 |         |
|-----------------|---------|
| Lancaster I     | 40 days |
| Sun City Center | 80 days |
| Hillsborough    | 66 days |