

# Unit 505 Kensington Lake Cir - Townhomes at Kensington

505 Kensington Lake Cir - 302-746 Kensington Lake Cir, Brandon, FL, Hillsborough 33511

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | TB8308198    |
| Status:         | Active       |
| Size:           | 1,396 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 1            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$260,000    |
| List PPSF:      | \$186        |
| Valuated Price: | \$248,000    |
| Valuated PPSF:  | \$178        |

*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:                         | 210 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

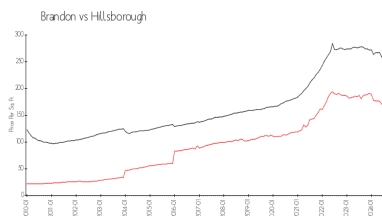
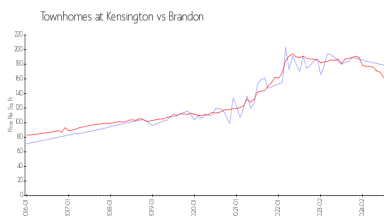
## Building Association Information

Townhomes At Kensington  
Homeowners Association  
4520 West Village Drive # F  
Tampa, FL 33624  
Phone: (813) 831-5050

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 1,396 sq ft | Jun 2024     | \$225,000  | \$161 |
|        | 1,159 sq ft | Apr 2024     | \$217,500  | \$188 |
|        | 1,159 sq ft | Feb 2024     | \$230,000  | \$198 |
|        | 1,159 sq ft | Feb 2024     | \$245,000  | \$211 |

## Market Information



|                          |               |               |               |
|--------------------------|---------------|---------------|---------------|
| Townhomes at Kensington: | \$178/sq. ft. | Brandon:      | \$155/sq. ft. |
| Brandon:                 | \$155/sq. ft. | Hillsborough: | \$235/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Townhomes at Kensington | 3% |
| Brandon                 | 4% |
| Hillsborough            | 4% |



Built in 1998 - 210 units - 2 floors

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

|                         |         |
|-------------------------|---------|
| Townhomes at Kensington | 73 days |
| Brandon                 | 51 days |
| Hillsborough            | 59 days |