

Unit 202 Mystic Falls Dr - Southshore Falls

202 Mystic Falls Dr - 101-243 Shell Falls Dr, Apollo Beach, FL, Hillsborough 33572

Unit Information

MLS Number:	TB8312452
Status:	PENDING
Size:	1,393 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$275,000
List PPSF:	\$197
Valuated Price:	\$120,000
Valuated PPSF:	\$86

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:	558
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

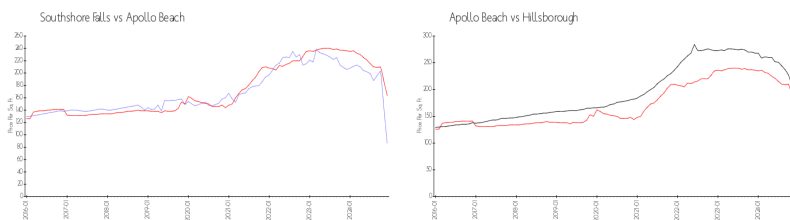
Southshore Falls HOA
 Address: 5831 Cascade Falls Dr
 Apollo Beach, FL 33572
 Phone: +1 813-641-3616

<http://www.southshorefalls.net/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,616 sq ft	Jan 2025	\$305,000	\$189
	1,393 sq ft	Jan 2025	\$270,000	\$194
	1,461 sq ft	Jan 2025	\$300,000	\$205
	1,408 sq ft	Dec 2024	\$290,000	\$206
	1,616 sq ft	Oct 2024	\$325,000	\$201
	1,631 sq ft	Oct 2024	\$325,000	\$199
	1,393 sq ft	Oct 2024	\$289,000	\$207

Market Information

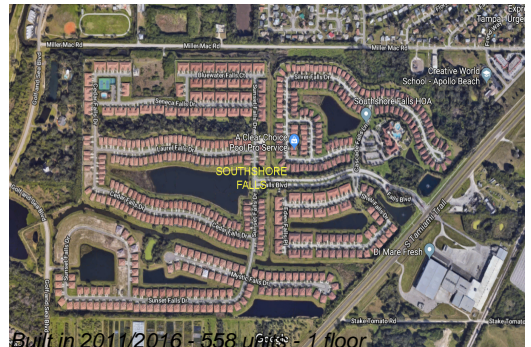


Southshore Falls: \$86/sq. ft.
 Apollo Beach: \$164/sq. ft.

Apollo Beach: \$164/sq. ft.
 Hillsborough: \$163/sq. ft.

Inventory for Sale

Southshore Falls	4%
Apollo Beach	5%
Hillsborough	3%



Avg. Time to Close Over Last 12 Months

Southshore Falls	75 days
Apollo Beach	86 days
Hillsborough	66 days