

# Unit 2607 Lancaster Dr # 35 - Lancaster I

2607 Lancaster Dr # 35 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8315888  
Status: ACTIVE  
Size: 1,579 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces:  
View: Trees/Woods, Water  
List Price: \$212,900  
List PPSF: \$135  
Valuated Price: \$189,000  
Valuated PPSF: \$120

*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: 17  
Building inventory for sale: 10%  
Number of sales over the last 12 months: 14  
Number of sales over the last 6 months: 8  
Number of sales over the last 3 months: 4

## 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/>

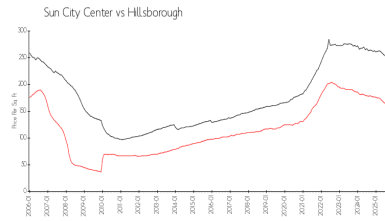
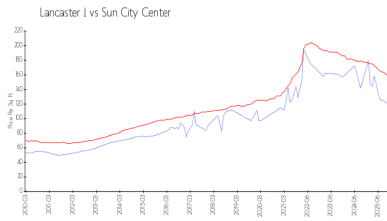
<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,642 sq ft	Nov 2025	\$220,000	\$134
	1,529 sq ft	Nov 2025	\$127,000	\$83
	1,529 sq ft	Oct 2025	\$199,900	\$131
	1,203 sq ft	Oct 2025	\$137,100	\$114
	1,529 sq ft	Jul 2025	\$215,000	\$141
2535	1,579 sq ft	Jul 2025	\$200,000	\$127
	1,529 sq ft	Jul 2025	\$190,000	\$124
	1,642 sq ft	Jul 2025	\$184,000	\$112

## Market Information





Lancaster I:           \$120/sq. ft.  
 Sun City Center:   \$158/sq. ft.

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 Hillsborough:      \$229/sq. ft.

### Inventory for Sale

Lancaster I                               10%  
 Sun City Center                       6%  
 Hillsborough                       5%

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

Lancaster I                               110 days  
 Sun City Center                       107 days  
 Hillsborough                       89 days