

Unit 2468 Kensington Greens Dr # 32 - Kensington

2468 Kensington Greens Dr # 32 - 2401-2495 Kensington Greens Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: TB8318879
 Status: ACTIVE
 Size: 1,630 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage Door Opener, Golf Cart Garage
 View:
 List Price: \$320,000
 List PPSF: \$196
 Valuated Price: \$312,000
 Valuated PPSF: \$191

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

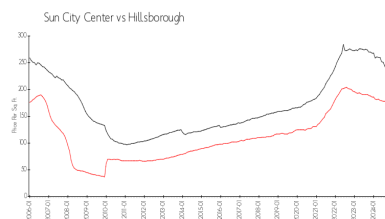
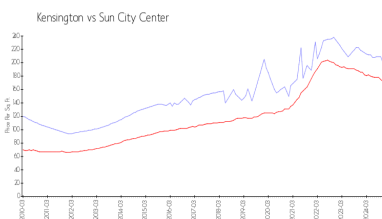
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

Kings Point Community
 1904 Clubhouse Dr
 Sun City Center
 Ph: 813-642-8790
 URL: <http://kpscc.com/>

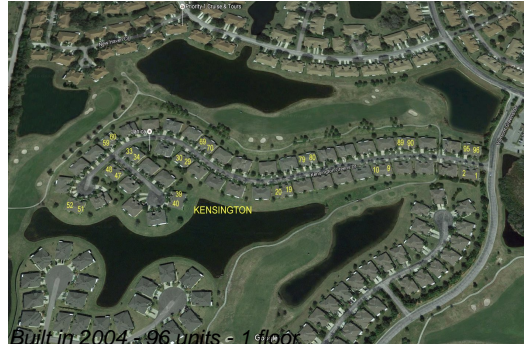
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 85 | 1,630 sq ft | Dec 2024 | \$310,000 | \$190 |
| | 1,798 sq ft | Oct 2024 | \$341,000 | \$190 |
| 0 | 1,630 sq ft | Jun 2024 | \$370,000 | \$227 |
| 51 | 1,630 sq ft | Jun 2024 | \$335,000 | \$206 |
| 21 | 1,746 sq ft | May 2024 | \$370,000 | \$212 |

Market Information



Kensington: \$191/sq. ft. Sun City Center: \$160/sq. ft.
 Sun City Center: \$160/sq. ft. Hillsborough: \$163/sq. ft.



Inventory for Sale

| | |
|-----------------|----|
| Kensington | 8% |
| Sun City Center | 4% |
| Hillsborough | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Kensington | 169 days |
| Sun City Center | 80 days |
| Hillsborough | 66 days |