

# Unit 237 Thorn Tree Pl - Hampstons at Brandon

237 Thorn Tree Pl - 201-232 Berry Tree Pl, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number: TB8320071  
 Status: PENDING  
 Size: 918 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$169,900  
 List PPSF: \$185  
 Valuated Price: \$166,000  
 Valuated PPSF: \$181

*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: 204  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 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: 1

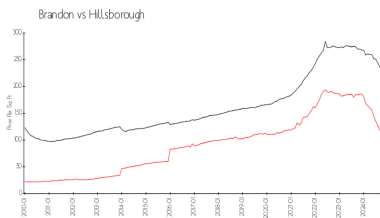
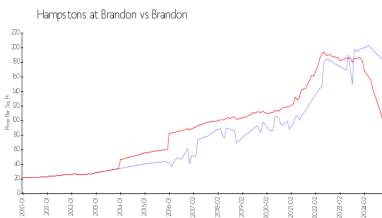
## Building Association Information

The Hamptons At Brandon  
 609 Golden Raintree Pl,  
 Brandon, FL 33510  
 (813) 684-2440

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	918 sq ft	Jan 2025	\$165,000	\$180
239	918 sq ft	Jun 2024	\$149,250	\$163
222	918 sq ft	May 2024	\$155,000	\$169
	918 sq ft	Apr 2024	\$185,000	\$202

## Market Information

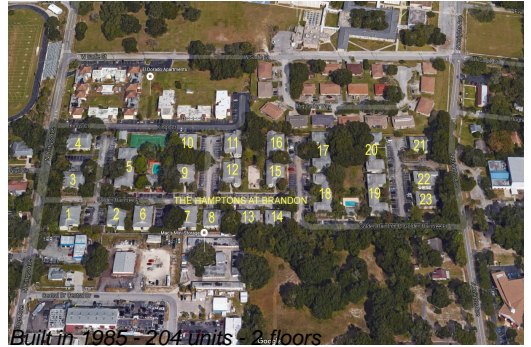


Hampstons at Brandon:	\$180/sq. ft.	Brandon:	\$86/sq. ft.
Brandon:	\$86/sq. ft.	Hillsborough:	\$163/sq. ft.

## Inventory for Sale

Hampstons at Brandon: 2%  
 Brandon: 2%  
 Hillsborough: 3%

## Avg. Time to Close Over Last 12 Months



Built in 1985 - 204 units - 2 floors

Hampstons at Brandon  
Brandon  
Hillsborough

54 days  
59 days  
66 days