

# 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:	\$160,000
Valuated PPSF:	\$174

*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:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

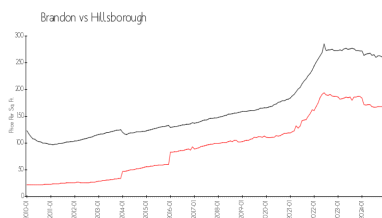
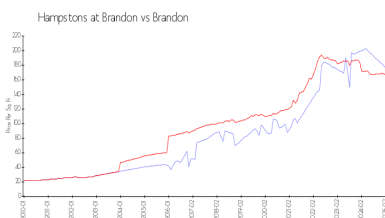
## Building Association Information

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	Mar 2025	\$155,000	\$169
223	918 sq ft	Mar 2025	\$155,000	\$169
	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

## Market Information

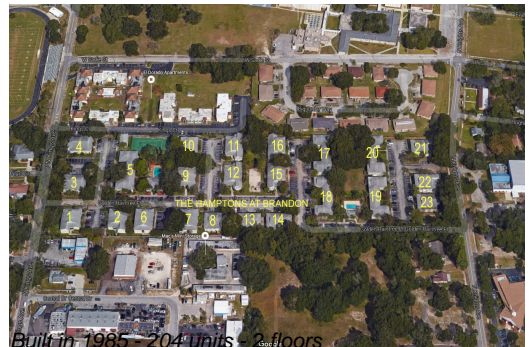


Hampstons at Brandon:	\$173/sq. ft.	Brandon:	\$163/sq. ft.
Brandon:	\$163/sq. ft.	Hillsborough:	\$244/sq. ft.

## Inventory for Sale

Hampstons at Brandon	2%
Brandon	3%
Hillsborough	4%

## Avg. Time to Close Over Last 12 Months



Hampstons at Brandon	73 days
Brandon	63 days
Hillsborough	73 days