

# 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:	TB8320107
Status:	Active
Size:	918 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$169,900
List PPSF:	\$185
Valuated Price:	\$179,000
Valuated PPSF:	\$195

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

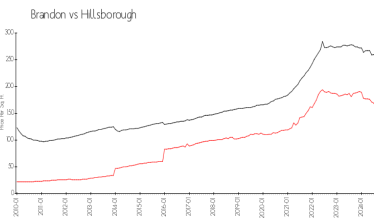
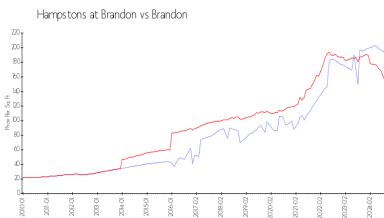
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
0	918 sq ft	Dec 2023	\$120,000	\$131

## Market Information

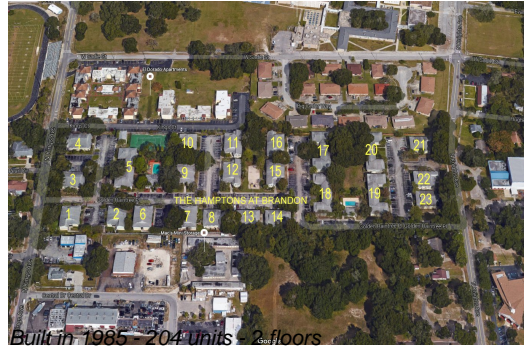


Hampstons at Brandon:	\$194/sq. ft.	Brandon:	\$155/sq. ft.
Brandon:	\$155/sq. ft.	Hillsborough:	\$235/sq. ft.

## Inventory for Sale

Hampstons at Brandon	5%
Brandon	4%
Hillsborough	4%

## Avg. Time to Close Over Last 12 Months



Built in 1985 - 204 units - 2 floors

Hampstons at Brandon  
Brandon  
Hillsborough

29 days  
51 days  
59 days