

# Unit 2324 New Orchard Ct # 12 - Nantucket III

2324 New Orchard Ct # 12 - 2401-2531 New Haven Cir, Sun City Center, FL,  
Hillsborough 33573

## Unit Information

|                 |                                      |
|-----------------|--------------------------------------|
| MLS Number:     | TB8328921                            |
| Status:         | ACTIVE                               |
| Size:           | 1,249 Sq ft.                         |
| Bedrooms:       | 2                                    |
| Full Bathrooms: | 2                                    |
| Half Bathrooms: | 0                                    |
| Parking Spaces: | Deeded, Driveway, Garage Door Opener |
| View:           |                                      |
| List Price:     | \$195,000                            |
| List PPSF:      | \$156                                |
| Valuated Price: | \$178,000                            |
| Valuated PPSF:  | \$143                                |

*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:                         | 137 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 2   |

## 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://kpssc.com/>

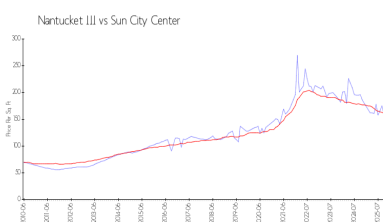
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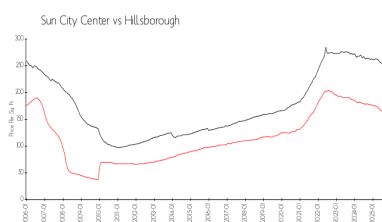
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2531   | 1,249 sq ft | Dec 2025     | \$180,000  | \$144 |
|        | 1,125 sq ft | Nov 2025     | \$159,900  | \$142 |
|        | 1,265 sq ft | Sep 2025     | \$200,000  | \$158 |
| 107    | 1,357 sq ft | Sep 2025     | \$213,500  | \$157 |
|        | 1,359 sq ft | Aug 2025     | \$180,000  | \$132 |

## Market Information



Nantucket III: \$142/sq. ft.  
Sun City Center: \$158/sq. ft.



Sun City Center: \$158/sq. ft.  
Hillsborough: \$229/sq. ft.

**Inventory for Sale**

|                 |    |
|-----------------|----|
| Nantucket III   | 4% |
| Sun City Center | 6% |
| Hillsborough    | 5% |

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

|                 |          |
|-----------------|----------|
| Nantucket III   | 45 days  |
| Sun City Center | 107 days |
| Hillsborough    | 89 days  |