

# Unit 732 Kensington Lake Cir - Townhomes at Kensington

732 Kensington Lake Cir - 302-746 Kensington Lake Cir, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	TB8382177
Status:	ACTIVE
Size:	1,396 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	
List Price:	\$264,900
List PPSF:	\$190
Valuated Price:	\$224,000
Valuated PPSF:	\$160

*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:	210
Number of active listings for rent:	0
Number of active listings for sale:	17
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

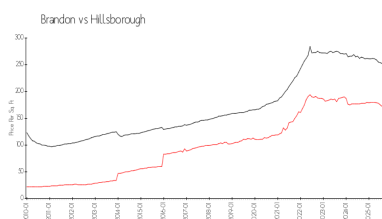
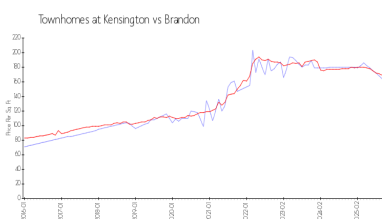
Townhomes At Kensington  
Homeowners Association  
4520 West Village Drive # F  
Tampa, FL 33624  
Phone: (813) 831-5050

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,159 sq ft	Sep 2025	\$229,000	\$198
	1,396 sq ft	Jun 2025	\$249,900	\$179
	1,159 sq ft	Apr 2025	\$210,000	\$181
	1,159 sq ft	Apr 2025	\$220,000	\$190
	1,396 sq ft	Mar 2025	\$260,000	\$186
	1,159 sq ft	Mar 2025	\$225,000	\$194

## Market Information



Townhomes at Kensington:	\$161/sq. ft.
Brandon:	\$170/sq. ft.

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Hillsborough:	\$229/sq. ft.

## Inventory for Sale



Built in 1998 - 210 units - 2 floors

Townhomes at Kensington	8%
Brandon	4%
Hillsborough	5%

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

Townhomes at Kensington	30 days
Brandon	71 days
Hillsborough	88 days