

# Unit 2490 Kensington Greens Dr # 49 - Kensington

2490 Kensington Greens Dr # 49 - 2401-2495 Kensington Greens Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8392396  
Status: ACTIVE  
Size: 1,908 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 3  
Half Bathrooms: 0  
Parking Spaces: Driveway  
View: Water  
List Price: \$339,500  
List PPSF: \$178  
Valuated Price: \$325,000  
Valuated PPSF: \$170

*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: 96  
Number of active listings for rent: 0  
Number of active listings for sale: 6  
Building inventory for sale: 6%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 1

## 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://kpscc.com/>

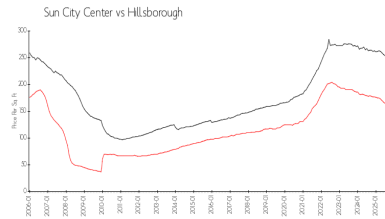
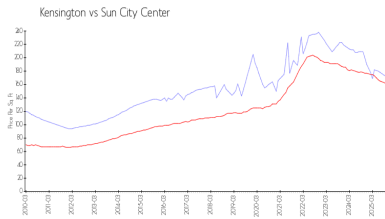
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## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,630 sq ft	Nov 2025	\$233,000	\$143
	1,630 sq ft	Jun 2025	\$278,000	\$171
	1,908 sq ft	Jun 2025	\$379,000	\$199
2416	1,456 sq ft	Jun 2025	\$250,000	\$172
0	2,467 sq ft	May 2025	\$395,000	\$160
	1,630 sq ft	May 2025	\$268,000	\$164

## Market Information





Kensington: \$170/sq. ft.  
Sun City Center: \$158/sq. ft.

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

## Inventory for Sale

Kensington 6%  
Sun City Center 6%  
Hillsborough 5%

## Avg. Time to Close Over Last 12 Months

Kensington 56 days  
Sun City Center 107 days  
Hillsborough 89 days