

# Unit 226 Thorn Tree Pl - Hampstons at Brandon

226 Thorn Tree Pl - 201-232 Berry Tree Pl, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number: TB8394352  
 Status: ACTIVE  
 Size: 1,175 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Common  
 View:  
 List Price: \$170,000  
 List PPSF: \$145  
 Valuated Price: \$192,000  
 Valuated PPSF: \$163

*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: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

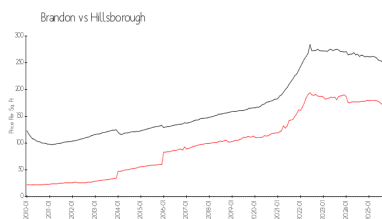
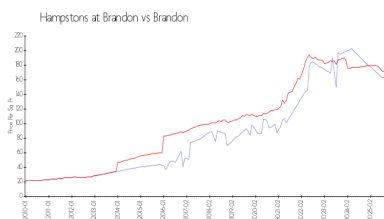
The Hamptons At Brandon  
 609 Golden Raintree Pl,  
 Brandon, FL 33510  
 (813) 684-2440

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8	918 sq ft	Nov 2025	\$150,000	\$163
220	918 sq ft	Aug 2025	\$150,000	\$163
	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

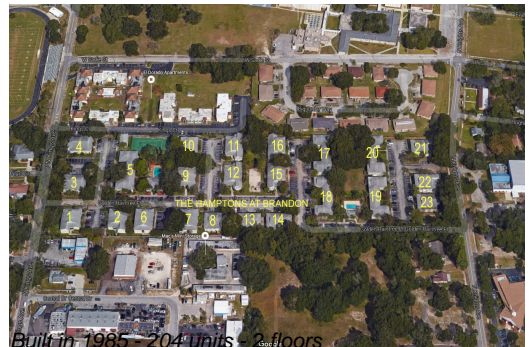
## Market Information



Hampstons at	\$164/sq. ft.	Brandon:	\$170/sq. ft.
Brandon:		Hillsborough:	\$229/sq. ft.
Brandon:	\$170/sq. ft.		

## Inventory for Sale

Hampstons at Brandon	4%
Brandon	4%



Hillsborough	5%
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**Avg. Time to Close Over Last 12 Months**

Hampstons at Brandon	79 days
Brandon	71 days
Hillsborough	88 days