

# Unit 637 Kensington Lake Cir - Townhomes at Kensington

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

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | TB8398689    |
| Status:         | ACTIVE       |
| Size:           | 1,159 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 1            |
| Half Bathrooms: | 1            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$209,700    |
| List PPSF:      | \$181        |
| Valuated Price: | \$186,000    |
| 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

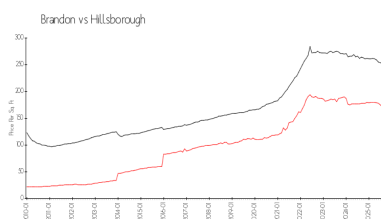
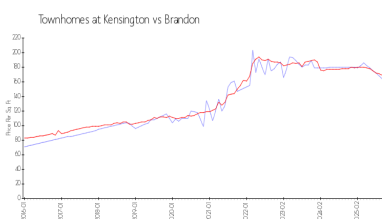
Townhomes At Kensington  
Homeowners Association  
4520 West Village Drive # F  
Tampa, FL 33624  
Phone: (813) 831-5050

<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. |

|               |               |
|---------------|---------------|
| Brandon:      | \$170/sq. ft. |
| 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 |