

# Unit 239 Red Maple PI - Hampstons at Brandon

239 Red Maple PI - 201-232 Berry Tree PI, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number: TB8418940  
 Status: ACTIVE  
 Size: 918 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$149,900  
 List PPSF: \$163  
 Valuated Price: \$152,000  
 Valuated PPSF: \$166

*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

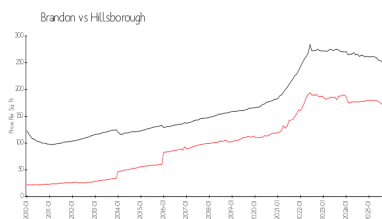
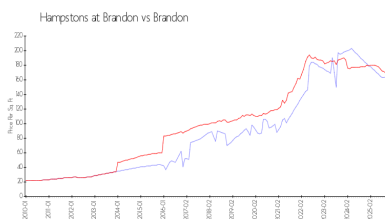
The Hamptons At Brandon  
 609 Golden Raintree PI,  
 Brandon, FL 33510  
 (813) 684-2440

<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 |

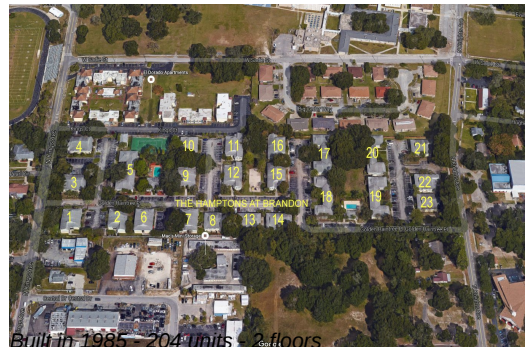
## Market Information



|              |               |               |               |
|--------------|---------------|---------------|---------------|
| 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% |
|--------------|----|

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

|                      |         |
|----------------------|---------|
| Hampstons at Brandon | 79 days |
| Brandon              | 71 days |
| Hillsborough         | 88 days |