

Unit 2712 Conch Hollow Dr - Vista Cay

2712 Conch Hollow Dr - 2704-2874 Conch Hollow Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	TB8422219
Status:	ACTIVE
Size:	1,574 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway, Guest
View:	Trees/Woods
List Price:	\$259,900
List PPSF:	\$165
Valuated Price:	\$242,000
Valuated PPSF:	\$154

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:	132
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

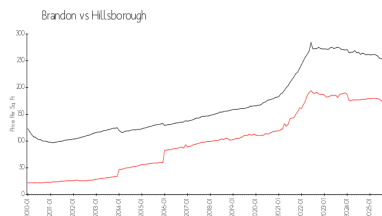
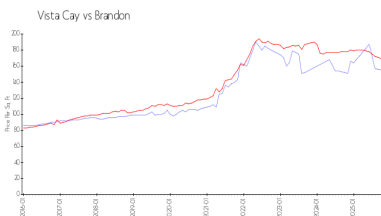
Vista Cay Homeowners Associates
Address: 942 Providence Rd,
Brandon, FL 33511
Phone: +1 813-662-7095

<https://www.vistacaytownhomeshoa.com/vistacay/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,684 sq ft	Aug 2025	\$265,000	\$157
	1,684 sq ft	Jun 2025	\$315,000	\$187
	1,574 sq ft	May 2025	\$240,000	\$152
	1,718 sq ft	Dec 2024	\$285,000	\$166

Market Information



Vista Cay:	\$154/sq. ft.	Brandon:	\$170/sq. ft.
Brandon:	\$170/sq. ft.	Hillsborough:	\$229/sq. ft.

Inventory for Sale

Vista Cay	5%
Brandon	4%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months



Vista Cay
Brandon
Hillsborough

110 days
71 days
88 days