

Unit 2603 Lancaster Dr # 37 - Lancaster I

2603 Lancaster Dr # 37 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: TB8425392
Status: ACTIVE
Size: 1,203 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Driveway, Golf Cart Parking, Oversized
View:
List Price: \$214,800
List PPSF: \$179
Valuated Price: \$144,000
Valuated PPSF: \$120

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: 170
Number of active listings for rent: 0
Number of active listings for sale: 17
Building inventory for sale: 10%
Number of sales over the last 12 months: 14
Number of sales over the last 6 months: 8
Number of sales over the last 3 months: 4

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://kp SCC.com/>

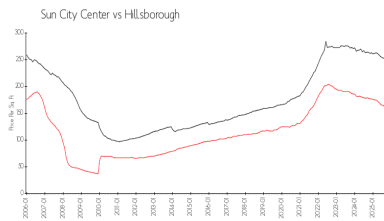
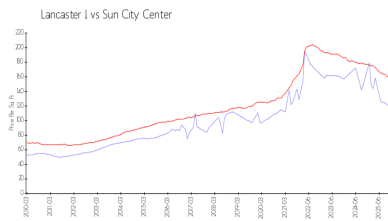
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,642 sq ft	Nov 2025	\$220,000	\$134
	1,529 sq ft	Nov 2025	\$127,000	\$83
	1,529 sq ft	Oct 2025	\$199,900	\$131
	1,203 sq ft	Oct 2025	\$137,100	\$114
	1,529 sq ft	Jul 2025	\$215,000	\$141
2535	1,579 sq ft	Jul 2025	\$200,000	\$127
	1,529 sq ft	Jul 2025	\$190,000	\$124
	1,642 sq ft	Jul 2025	\$184,000	\$112

Market Information





Lancaster I:	\$120/sq. ft.
Sun City Center:	\$158/sq. ft.

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

Inventory for Sale

Lancaster I	10%
Sun City Center	6%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months

Lancaster I	110 days
Sun City Center	107 days
Hillsborough	89 days