

# Unit 327 Kensington Lake Cir - Townhomes at Kensington

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

## Unit Information

MLS Number: TB8425451  
 Status: ACTIVE  
 Size: 1,496 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned  
 View:  
 List Price: \$246,900  
 List PPSF: \$165  
 Valuated Price: \$240,000  
 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

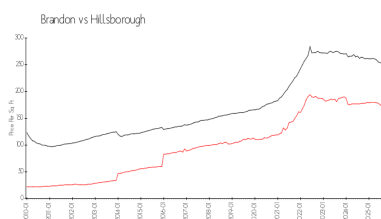
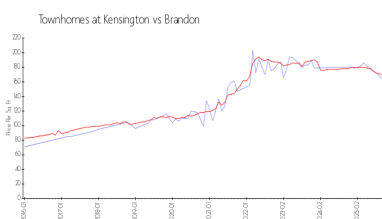
Townhomes At Kensington  
 Homeowners Association  
 4520 West Village Drive # F  
 Tampa, FL 33624  
 Phone: (813) 831-5050

<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 |