

Unit 640 Kensington Lake Cir - Townhomes at Kensington

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

Unit Information

MLS Number: TB8430973
 Status: ACTIVE
 Size: 1,159 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$245,000
 List PPSF: \$211
 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

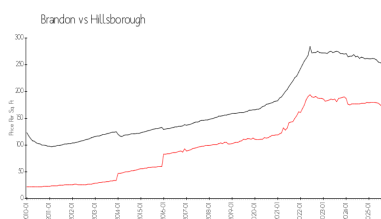
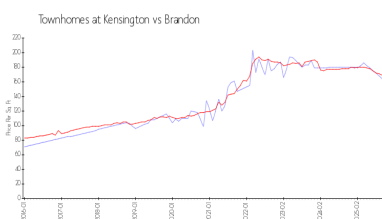
Townhomes At Kensington
 Homeowners Association
 4520 West Village Drive # F
 Tampa, FL 33624
 Phone: (813) 831-5050

<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.

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 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