

Unit 206 Berry Tree Pl - Hampstons at Brandon

206 Berry Tree Pl - 201-232 Berry Tree Pl, Brandon, FL, Hillsborough 33510

Unit Information

MLS Number:	TB8453126
Status:	ACTIVE
Size:	918 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$148,000
List PPSF:	\$161
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:	10
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

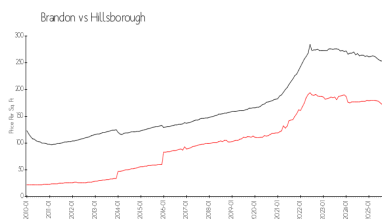
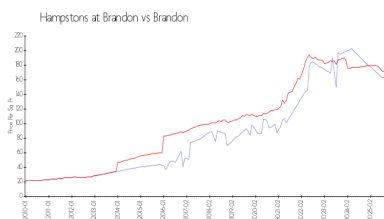
The Hamptons At Brandon
609 Golden Raintree Pl,
Brandon, FL 33510
(813) 684-2440

<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

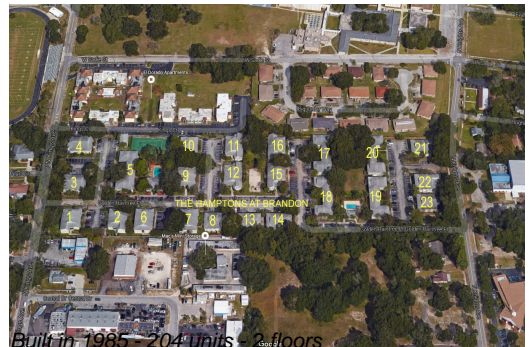
Market Information



Hampstons at	\$164/sq. ft.	Brandon:	\$169/sq. ft.
Brandon:		Hillsborough:	\$229/sq. ft.
Brandon:	\$169/sq. ft.		

Inventory for Sale

Hampstons at Brandon	5%
Brandon	4%



Built in 1985 - 204 units - 2 floors

Hillsborough	5%
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Avg. Time to Close Over Last 12 Months

Hampstons at Brandon	79 days
Brandon	68 days
Hillsborough	88 days