

Unit 10455 Carrollbrook Ct # 213 - Carrollbrook Lakeside

10455 Carrollbrook Ct # 213 - 10423 Carrollbrook Cir, Tampa, FL, Hillsborough 33618

Unit Information

| | |
|-----------------|------------|
| MLS Number: | U8222269 |
| Status: | ACTIVE |
| Size: | 745 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$80,000 |
| List PPSF: | \$107 |
| Valuated Price: | \$132,000 |
| Valuated PPSF: | \$177 |

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

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|--|-----|
| Number of units: | 52 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 11% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

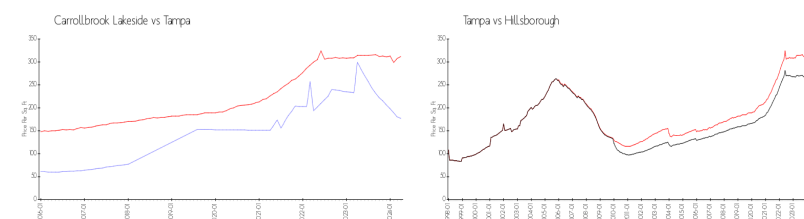
Building Association Information

CARROLLBROOK LAKESIDE
CONDOMINIUM ASSOCIATION, INC.
C/O UNIQUE PROPERTY SERVICES
1207 N. HIMES AVENUE SUITE # 3
TAMPA, FL 33607
813 879 1139

Recent Sales

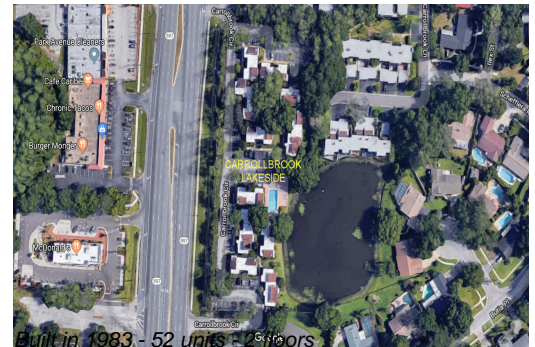
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 224 | 543 sq ft | Apr 2024 | \$129,000 | \$238 |
| 214 | 745 sq ft | Mar 2024 | \$135,000 | \$181 |
| 218 | 658 sq ft | Oct 2023 | \$140,000 | \$213 |
| 216 | 658 sq ft | Oct 2023 | \$130,000 | \$198 |
| 220 | 745 sq ft | Aug 2023 | \$175,000 | \$235 |
| 105 | 658 sq ft | Aug 2023 | \$165,000 | \$251 |

Market Information



| | | | |
|------------------------|---------------|---------------|---------------|
| Carrollbrook Lakeside: | \$177/sq. ft. | Tampa: | \$312/sq. ft. |
| Tampa: | \$312/sq. ft. | Hillsborough: | \$251/sq. ft. |

Inventory for Sale



| | |
|-----------------------|-----|
| Carrollbrook Lakeside | 12% |
| Tampa | 2% |
| Hillsborough | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Carrollbrook Lakeside | 28 days |
| Tampa | 43 days |
| Hillsborough | 44 days |