

# Unit 15731 Fishhawk Falls Dr - FishHawk Ranch Townhomes

15731 Fishhawk Falls Dr - 15810-15985 Fishhawk View Dr, Lithia, FL, Hillsborough 33547

## Unit Information

MLS Number: U8232155  
 Status: ACTIVE  
 Size: 1,383 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Trees/Woods  
 List Price: \$299,000  
 List PPSF: \$216  
 Valuated Price: \$270,000  
 Valuated PPSF: \$195

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

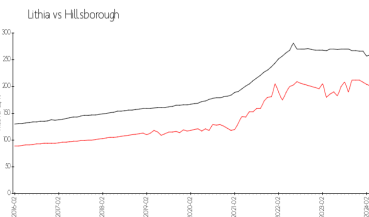
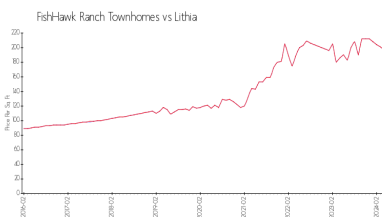
FishHawk Ranch HOA  
 Rizzetta & Company, Inc.  
 9428 Camden Field Parkway  
 Riverview, FL 33578  
 PH: 813-533-2950

<http://fishhawkcdd.org/hoa/>

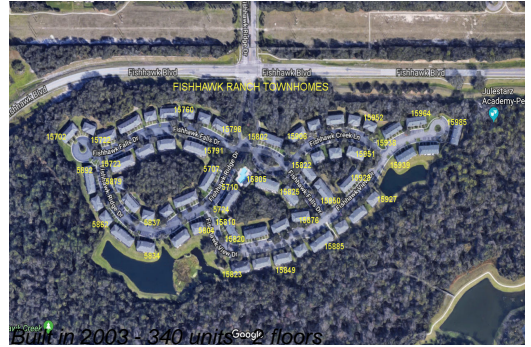
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,248 sq ft	Jan 2024	\$250,000	\$200
	1,383 sq ft	Dec 2023	\$290,000	\$210
	1,383 sq ft	Dec 2023	\$289,900	\$210
	1,383 sq ft	Oct 2023	\$275,000	\$199
	1,248 sq ft	Oct 2023	\$262,500	\$210
	1,248 sq ft	Oct 2023	\$275,000	\$220

## Market Information



FishHawk Ranch Townhomes:	\$197/sq. ft.	Lithia:	\$197/sq. ft.
Lithia:	\$197/sq. ft.	Hillsborough:	\$249/sq. ft.



### **Inventory for Sale**

FishHawk Ranch Townhomes	1%
Lithia	1%
Hillsborough	2%

### **Avg. Time to Close Over Last 12 Months**

FishHawk Ranch Townhomes	11 days
Lithia	11 days
Hillsborough	43 days