

Unit 279 - Sailport on the Bay

279 - 2506 N Rocky Point Dr, Tampa, FL, Hillsborough 33607

Unit Information

MLS Number: U8233212
 Status: ACTIVE
 Size: 840 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered, Ground Level, Guest, Open, Under Building
 View: Water
 List Price: \$365,000
 List PPSF: \$435
 Valuated Price: \$414,000
 Valuated PPSF: \$493

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: 238
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Building Association Information

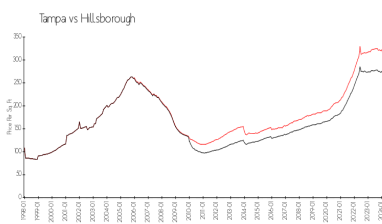
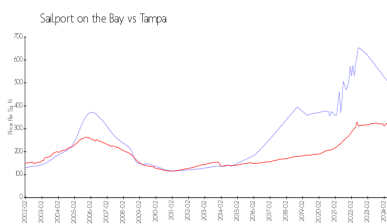
Sailport
 2506 North Rocky Point Drive
 Tampa, FL 33607 USA
 Phone: 813.281.9599

<http://www.providentresorts.com/sailport-waterfront-suites/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 361 | 516 sq ft | May 2024 | \$335,000 | \$649 |
| 229 | 516 sq ft | May 2024 | \$300,000 | \$581 |
| 224 | 516 sq ft | May 2024 | \$325,000 | \$630 |
| 459 | 516 sq ft | Sep 2023 | \$300,000 | \$581 |
| 467 | 560 sq ft | Aug 2023 | \$325,000 | \$580 |
| 277 | 516 sq ft | Aug 2023 | \$290,000 | \$562 |
| 362 | 840 sq ft | Aug 2023 | \$442,500 | \$527 |

Market Information



Sailport on the Bay: \$504/sq. ft.
 Tampa: \$334/sq. ft.
 Hillsborough: \$261/sq. ft.

Inventory for Sale



| | |
|---------------------|----|
| Sailport on the Bay | 3% |
| Tampa | 2% |
| Hillsborough | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Sailport on the Bay | 51 days |
| Tampa | 44 days |
| Hillsborough | 45 days |