

Unit 8746 Mallard Reserve Dr # 204 - Grand Reserve at Tampa (The)

8746 Mallard Reserve Dr # 204 - 8605-8766 Mallard Reserve Dr, Tampa, FL, Hillsborough 33614

Unit Information

MLS Number: U8237890
 Status: ACTIVE
 Size: 1,060 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$165,000
 List PPSF: \$156
 Valuated Price: \$207,000
 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.



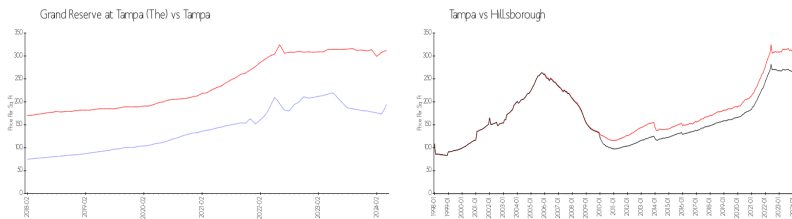
Building Information

Number of units: 384
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	581 sq ft	Apr 2024	\$140,000	\$241
201	1,027 sq ft	Mar 2024	\$147,000	\$143
101	1,060 sq ft	Mar 2024	\$222,000	\$209
102	1,027 sq ft	Mar 2024	\$172,500	\$168
102		Mar 2024	\$172,500	

Market Information



Grand Reserve at Tampa (The):	\$195/sq. ft.	Tampa:	\$312/sq. ft.
Tampa:	\$312/sq. ft.	Hillsborough:	\$251/sq. ft.

Inventory for Sale

Grand Reserve at Tampa (The) 1%
 Tampa 2%
 Hillsborough 2%

Avg. Time to Close Over Last 12 Months

Grand Reserve at Tampa (The) 72 days
 Tampa 42 days
 Hillsborough 43 days