

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:	PENDING
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:	\$271,000
Valuated PPSF:	\$256

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.

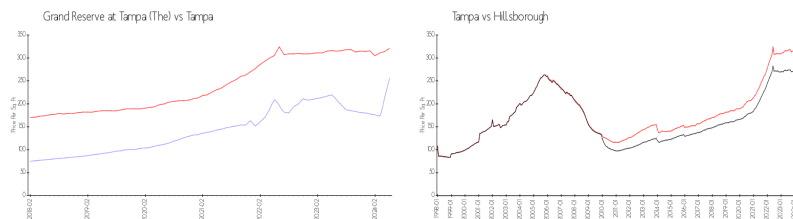
Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
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):	\$255/sq. ft.	Tampa:	\$321/sq. ft.
Tampa:	\$321/sq. ft.	Hillsborough:	\$259/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)	85 days
Tampa	43 days
Hillsborough	44 days



Built in 1988 - 384 units - 2 floors