

Unit 461 - Sailport on the Bay

461 - 2506 N Rocky Point Dr, Tampa, FL, Hillsborough 33607

Unit Information

MLS Number:	U8242846
Status:	ACTIVE
Size:	516 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Under Building
View:	
List Price:	\$275,000
List PPSF:	\$533
Valuated Price:	\$259,000
Valuated PPSF:	\$502

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

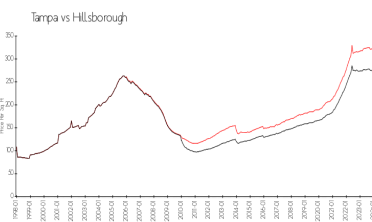
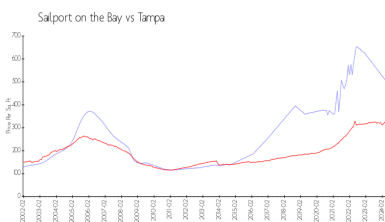
Sailport
 2506 North Rocky Point Drive
 Tampa, FL 33607 USA
 Phone: 813.281.9599

<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.

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 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