

# Unit 31451 Shaker Cir - Whitelock at Meadow Pointe

31451 Shaker Cir - 30821-31206 Whitelock Dr, Wesley Chapel, FL, Pasco 33542

## Unit Information

MLS Number: TB8432707  
 Status: ACTIVE  
 Size: 1,551 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$275,000  
 List PPSF: \$177  
 Valuated Price: \$269,000  
 Valuated PPSF: \$173

*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: 222  
 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: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

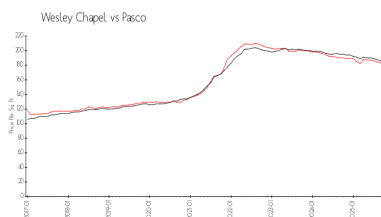
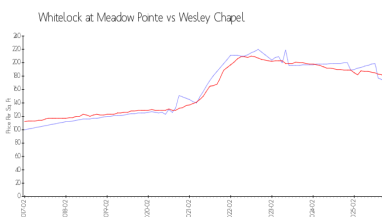
Meadow Pointe  
 Community Development District  
 28245 County Line Road  
 Wesley Chapel, FL 33543  
 P: (813) 973-1671  
 F: (813) 973-7268

<https://www.meadowpointecdd.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,551 sq ft	Sep 2025	\$275,000	\$177
	1,607 sq ft	Aug 2025	\$290,000	\$180
	1,623 sq ft	Aug 2025	\$317,000	\$195
	1,551 sq ft	Jan 2025	\$293,000	\$189
	1,551 sq ft	Dec 2024	\$309,900	\$200

## Market Information



Whitelock at Meadow Pointe: \$173/sq. ft.  
 Wesley Chapel: \$178/sq. ft.

Wesley Chapel: \$178/sq. ft.  
 Pasco: \$180/sq. ft.

## Inventory for Sale



Whitelock at Meadow Pointe	1%
Wesley Chapel	2%
Pasco	1%

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

Whitelock at Meadow Pointe	128 days
Wesley Chapel	100 days
Pasco	90 days