

Unit 2188 Chianti Pl # 1023 - Tuscany at Innisbrook

2188 Chianti Pl # 1023 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number:	U8249182
Status:	CLOSED
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$200,000
List PPSF:	\$267
Valuated Price:	\$178,000
Valuated PPSF:	\$235

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:	396
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
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:	2

Building Association Information

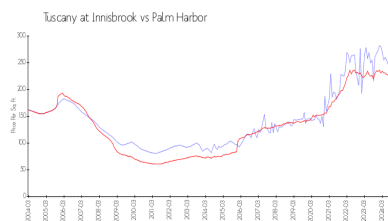
Tuscany at Innisbrook Condominiums
2230 Tuscany Trce
Palm Harbor, FL 34683
727-943-5697

<http://www.tuscanyatinnisbrook.org/>

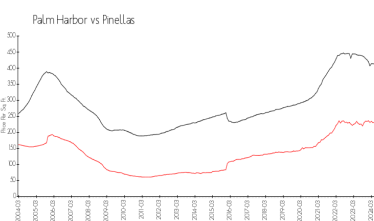
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1023	750 sq ft	Oct 2024	\$195,000	\$260
521	1,200 sq ft	Oct 2024	\$277,000	\$231
2021	1,200 sq ft	Jun 2024	\$285,000	\$238
27-28	1,155 sq ft	Jun 2024	\$265,000	\$229
45	1,240 sq ft	Jun 2024	\$325,000	\$262

Market Information



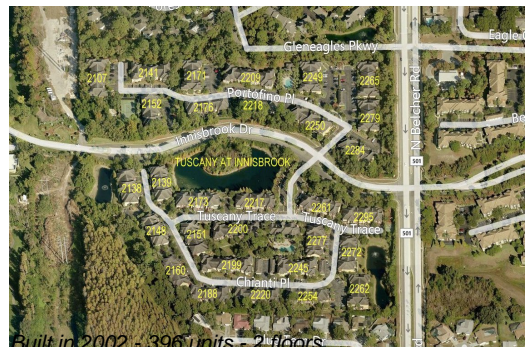
Tuscany at Innisbrook: \$233/sq. ft.
Palm Harbor: \$218/sq. ft.



Palm Harbor: \$218/sq. ft.
Pinellas: \$361/sq. ft.

Inventory for Sale

Tuscany at Innisbrook	3%
Palm Harbor	3%



Pinellas	4%
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Avg. Time to Close Over Last 12 Months

Tuscany at Innisbrook	43 days
Palm Harbor	49 days
Pinellas	79 days