

# Unit 1903 Canterbury Ln # B12 - Cambridge

1903 Canterbury Ln # B12 - 101-102 Cambridge Tr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3472439  
 Status: ACTIVE  
 Size: 756 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$119,500  
 List PPSF: \$158  
 Valuated Price: \$115,000  
 Valuated PPSF: \$152

*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: 284  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

### Sun City Center Community Association

1009 North Pebble Beach Blv  
 Sun City Center

Ph: 813-633-3500

URL: <http://www.suncitycenter.org/association.html>

### Kings Point Community

1904 Clubhouse Dr  
 Sun City Center

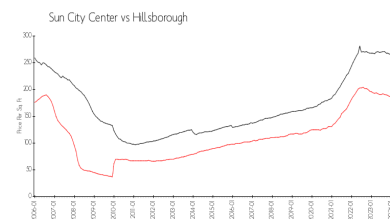
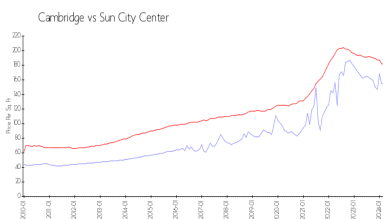
Ph: 813-642-8790

URL: <http://kpscc.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 17     | 1,191 sq ft | May 2024     | \$200,000  | \$168 |
| 213    | 960 sq ft   | Apr 2024     | \$101,000  | \$105 |
| 8      | 1,112 sq ft | Apr 2024     | \$200,000  | \$180 |
| 13     | 976 sq ft   | Apr 2024     | \$190,000  | \$195 |
| 2      | 984 sq ft   | Mar 2024     | \$164,000  | \$167 |

## Market Information



Cambridge: \$152/sq. ft.  
 Sun City Center: \$184/sq. ft.

Sun City Center: \$184/sq. ft.  
 Hillsborough: \$251/sq. ft.



## **Inventory for Sale**

|                 |    |
|-----------------|----|
| Cambridge       | 4% |
| Sun City Center | 3% |
| Hillsborough    | 2% |

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

|                 |         |
|-----------------|---------|
| Cambridge       | 44 days |
| Sun City Center | 54 days |
| Hillsborough    | 44 days |