

# Unit 401 Dorchester PI # C62 - Dorchester

401 Dorchester PI # C62 - 401-402 Dorchester PI, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3507819  
 Status: ACTIVE  
 Size: 984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$199,900  
 List PPSF: \$203  
 Valuated Price: \$149,000  
 Valuated PPSF: \$151

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

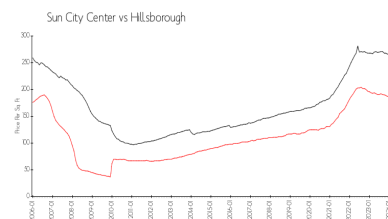
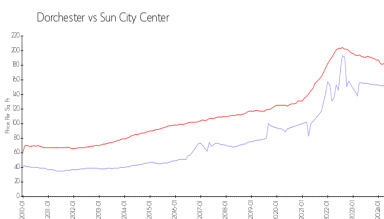
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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  |
|--------|-----------|--------------|------------|-------|
| 5      | 992 sq ft | Dec 2023     | \$139,999  | \$141 |
| 5      | 960 sq ft | Nov 2023     | \$153,000  | \$159 |
| B25    | 800 sq ft | Nov 2023     | \$125,000  | \$156 |
| 31     | 800 sq ft | Sep 2023     | \$128,000  | \$160 |
| 19     | 984 sq ft | Sep 2023     | \$140,000  | \$142 |

## Market Information



Dorchester: \$152/sq. ft.  
 Sun City Center: \$184/sq. ft.  
 Sun City Center: \$184/sq. ft.  
 Hillsborough: \$251/sq. ft.



## **Inventory for Sale**

|                 |    |
|-----------------|----|
| Dorchester      | 7% |
| Sun City Center | 3% |
| Hillsborough    | 2% |

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

|                 |         |
|-----------------|---------|
| Dorchester      | 46 days |
| Sun City Center | 54 days |
| Hillsborough    | 44 days |