

# Unit 2461 Lake Woodberry Cir - Regency Key

2461 Lake Woodberry Cir - 2202-2524 Lake Woodberry Cir, Brandon, FL, Hillsborough 33510

## Unit Information

MLS Number:	T3519763
Status:	ACTIVE
Size:	1,184 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$229,999
List PPSF:	\$194
Valuated Price:	\$206,000
Valuated PPSF:	\$174

*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:	198
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

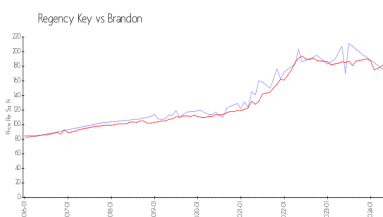
Regency Key  
Management Company  
Ameri-Tech Community Management  
24701 U.S. Hwy 19 North – Suite 102  
Clearwater, FL 33763  
T: 813-636-0000 Ext. 311  
AMERI-TECH Property

<http://regencykey.org/>

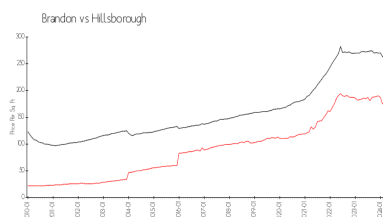
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2258	1,184 sq ft	Apr 2024	\$235,000	\$198
	1,110 sq ft	Mar 2024	\$224,900	\$203
	1,110 sq ft	Mar 2024	\$235,000	\$212
	1,110 sq ft	Mar 2024	\$227,040	\$205
	1,184 sq ft	Feb 2024	\$225,000	\$190

## Market Information



Regency Key: \$174/sq. ft.  
Brandon: \$184/sq. ft.



Brandon: \$184/sq. ft.  
Hillsborough: \$259/sq. ft.



**Inventory for Sale**

Regency Key	2%
Brandon	1%
Hillsborough	2%

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

Regency Key	29 days
Brandon	35 days
Hillsborough	44 days