

# Unit 37658 Aaralyn Rd - Eiland Park Townhomes

37658 Aaralyn Rd - 6246-6379 Timberly Ln, Zephyrhills, FL, Pasco 33542

## Unit Information

MLS Number: T3517270  
 Status: ACTIVE  
 Size: 156 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$224,900  
 List PPSF: \$1,442  
 Valuated Price: \$221,000  
 Valuated PPSF: \$142

*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: 220  
 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: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

EILAND PARK TOWNHOMES ASSOCIATION  
 Rizzetta & Company  
 5844 Old Pasco Rd - Ste. 100  
 Wesley Chapel, FL 33544  
 Phone 813-994-1001  
 Fax: 813-994-2100

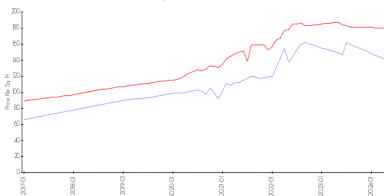
<http://www.eilandparkhoa.com/eilandpark/>

## Recent Sales

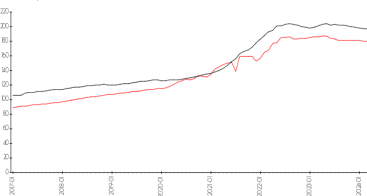
Unit #	Size	Closing Date	Sale Price	PPSF
	1,561 sq ft	Jan 2024	\$224,900	\$144
	1,561 sq ft	Aug 2023	\$225,000	\$144
	1,561 sq ft	Jul 2023	\$229,500	\$147
239	1,363 sq ft	Jul 2023	\$240,000	\$176
	1,531 sq ft	Jun 2023	\$230,001	\$150

## Market Information

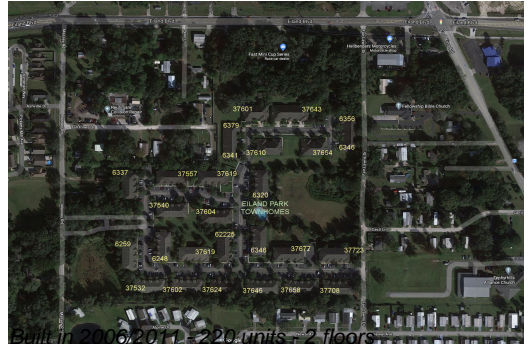
Eiland Park Townhomes vs Zephyrhills



Zephyrhills vs Pasco



Eiland Park Townhomes: \$142/sq. ft.  
 Zephyrhills: \$180/sq. ft.  
 Zephyrhills: \$180/sq. ft.  
 Pasco: \$192/sq. ft.



## Inventory for Sale

Eiland Park Townhomes	1%
Zephyrhills	1%
Pasco	1%

## Avg. Time to Close Over Last 12 Months

Eiland Park Townhomes	50 days
Zephyrhills	43 days
Pasco	45 days