

# Unit 4516 Barnstead Dr - Valhalla

4516 Barnstead Dr - 4605-5044 Pond Ridge Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3510644
Status:	ACTIVE
Size:	1,184 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway, None
View:	
List Price:	\$244,900
List PPSF:	\$207
Valuated Price:	\$219,000
Valuated PPSF:	\$185



*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:	590
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

## Building Association Information

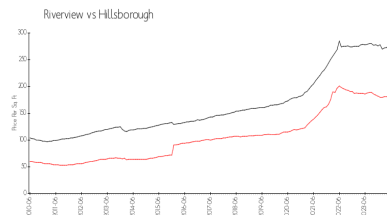
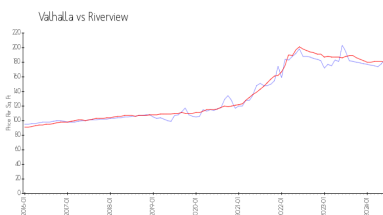
Valhalla Of Brandon Pointe  
Homeowners Association, Inc  
6554 Krycul Avenue  
Riverview, FL 33578  
Phone: (813) 349-6552

<http://www.valhallaofbrandonpointe.com/valhalla/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,100 sq ft	Jun 2024	\$365,000	\$174
	1,110 sq ft	Jun 2024	\$229,000	\$206
	1,666 sq ft	Jun 2024	\$322,000	\$193
	1,644 sq ft	Jun 2024	\$276,000	\$168
	1,644 sq ft	May 2024	\$287,000	\$175
	1,110 sq ft	May 2024	\$249,999	\$225
	1,858 sq ft	May 2024	\$320,000	\$172
	1,666 sq ft	May 2024	\$340,000	\$204

## Market Information



Valhalla: \$185/sq. ft.  
Riverview: \$180/sq. ft.

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Hillsborough: \$255/sq. ft.

## Inventory for Sale

Valhalla	1%
Riverview	1%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Valhalla	39 days
Riverview	44 days
Hillsborough	49 days