

# Unit 10535 Shady Falls Ct - River Walk

10535 Shady Falls Ct - 9203-9341 Stone River Pl, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3525135
Status:	ACTIVE
Size:	1,822 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$285,000
List PPSF:	\$156
Valuated Price:	\$276,000
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.*

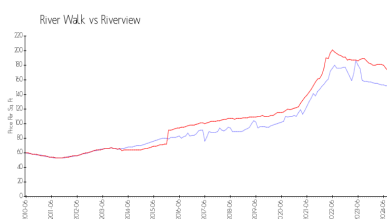
## Building Information

Number of units:	144
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

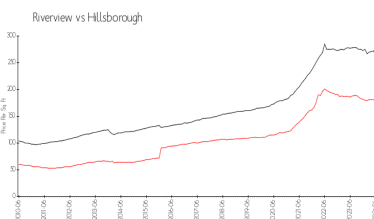
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,920 sq ft	Jul 2024	\$320,000	\$167
	1,640 sq ft	May 2024	\$265,000	\$162
	1,920 sq ft	Mar 2024	\$320,000	\$167
	1,539 sq ft	Feb 2024	\$275,000	\$179
	1,640 sq ft	Sep 2023	\$270,000	\$165

## Market Information



River Walk: \$152/sq. ft.  
Riverview: \$173/sq. ft.



Riverview: \$173/sq. ft.  
Hillsborough: \$250/sq. ft.

## Inventory for Sale

River Walk	3%
Riverview	2%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

River Walk	46 days
Riverview	45 days
Hillsborough	54 days

