

# Unit 4932 Pond Ridge Dr - Valhalla

4932 Pond Ridge Dr - 4605-5044 Pond Ridge Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3530195
Status:	ACTIVE
Size:	1,644 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$299,000
List PPSF:	\$182
Valuated Price:	\$284,000
Valuated PPSF:	\$173

*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:	9
Building inventory for sale:	1%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	7

## Building Association Information

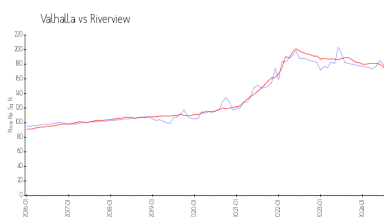
Valhalla Of Brandon Pointe  
Homeowners Association, Inc  
6554 Krycul Avenue  
Riverview, FL 33578  
Phone: (813) 349-6552

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

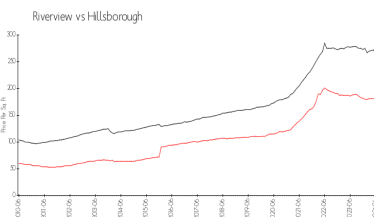
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,666 sq ft	Aug 2024	\$320,000	\$192
	1,845 sq ft	Aug 2024	\$330,000	\$179
	1,666 sq ft	Jul 2024	\$315,000	\$189
	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

## Market Information

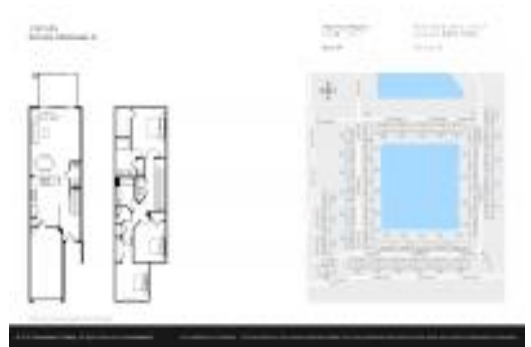


Valhalla: \$173/sq. ft.  
Riverview: \$173/sq. ft.



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

## Inventory for Sale



Valhalla	2%
Riverview	2%
Hillsborough	2%

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

Valhalla	41 days
Riverview	45 days
Hillsborough	54 days