

Unit 4751 Somerset Hill Ln - Magnolia Park Northeast

4751 Somerset Hill Ln - 4734-4757 Somerset Hill Ln, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	T3530707
Status:	ACTIVE
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$244,999
List PPSF:	\$186
Valuated Price:	\$230,000
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:	104
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

Magnolia Park At Riverview
Homeowners Association
9203 Sienna Moss Ln,
Riverview, FL 33578
(813) 671-6500

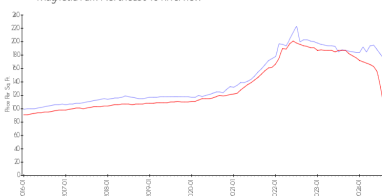
https://www.lelandmanagement.com/community_sessions/login/803

Recent Sales

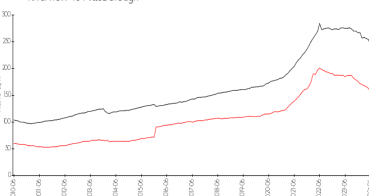
Unit #	Size	Closing Date	Sale Price	PPSF
	1,250 sq ft	Sep 2024	\$215,000	\$172
	1,306 sq ft	May 2024	\$248,600	\$190
	1,280 sq ft	Apr 2024	\$246,000	\$192
	1,320 sq ft	Mar 2024	\$235,000	\$178
	1,320 sq ft	Feb 2024	\$249,000	\$189

Market Information

Magnolia Park Northeast vs Riverview



Riverview vs Hillsborough



Magnolia Park Northeast:	\$174/sq. ft.	Riverview:	\$101/sq. ft.
Riverview:	\$101/sq. ft.	Hillsborough:	\$190/sq. ft.

Inventory for Sale



Magnolia Park Northeast	4%
Riverview	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Magnolia Park Northeast	42 days
Riverview	47 days
Hillsborough	55 days