

Unit 6631 Holly Heath Dr - Oak Creek 3

6631 Holly Heath Dr - 6604-7032 Holly Heath Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	T3540793
Status:	PENDING
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$282,490
List PPSF:	\$202
Valuated Price:	\$263,000
Valuated PPSF:	\$188

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:	340
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

Oak Creek Townhomes
7022 Towne Lake Rd
Riverview, FL 33578
Phone number (813) 330-2374

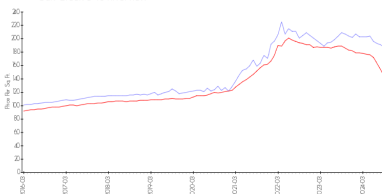
<http://www.myoakcreekcommunity.net/homeowners-association/>

Recent Sales

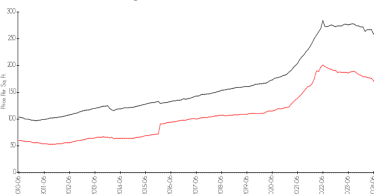
Unit #	Size	Closing Date	Sale Price	PPSF
	1,400 sq ft	Jun 2024	\$274,449	\$196
	1,400 sq ft	May 2024	\$285,000	\$204
	1,576 sq ft	Apr 2024	\$285,000	\$181
	1,400 sq ft	Jan 2024	\$290,000	\$207
	1,400 sq ft	Dec 2023	\$282,500	\$202

Market Information

Oak Creek 3 vs Riverview



Riverview vs Hillsborough



Oak Creek 3:	\$188/sq. ft.	Riverview:	\$144/sq. ft.
Riverview:	\$144/sq. ft.	Hillsborough:	\$235/sq. ft.

Inventory for Sale

Oak Creek 3	2%
Riverview	2%
Hillsborough	3%

Avg. Time to Close Over Last 12 Months



Oak Creek 3
Riverview
Hillsborough

41 days
50 days
59 days