

Unit 4650 Pond Ridge Dr - Valhalla

4650 Pond Ridge Dr - 4605-5044 Pond Ridge Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	TB8312380
Status:	Active
Size:	1,666 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway, Garage Door Opener
View:	Trees/Woods, Water
List Price:	\$318,990
List PPSF:	\$191
Valuated Price:	\$142,000
Valuated PPSF:	\$85

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:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

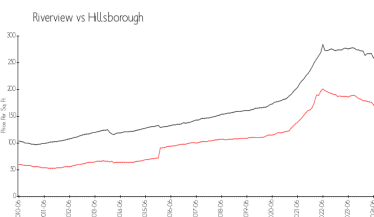
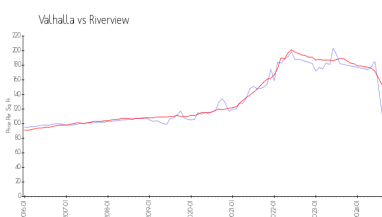
Valhalla Of Brandon Pointe
Homeowners Association, Inc
6554 Krycul Avenue
Riverview, FL 33578
Phone: (813) 349-6552

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,790 sq ft	Sep 2024	\$299,000	\$167
	2,100 sq ft	Sep 2024	\$365,000	\$174
	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: \$85/sq. ft.
Riverview: \$144/sq. ft.

Riverview: \$144/sq. ft.
Hillsborough: \$235/sq. ft.

Inventory for Sale

Valhalla	4%
Riverview	4%
Hillsborough	4%



Avg. Time to Close Over Last 12 Months

Valhalla	49 days
Riverview	52 days
Hillsborough	59 days