

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: 17
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 2

Building Association Information

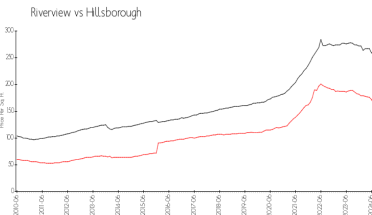
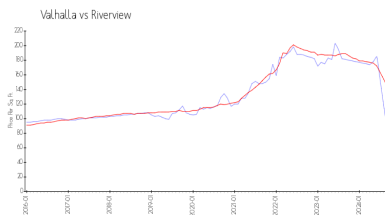
Valhalla Of Brandon Pointe
 Homeowners Association, Inc
 6554 Krycul Avenue
 Riverview, FL 33578
 Phone: (813) 349-6552

<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	51 days
Hillsborough	59 days