

Unit 12820 Belvedere Song Way - Avelar Creek South

12820 Belvedere Song Way - 10402-10424 Tulip Field Wy, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	TB8394745
Status:	ACTIVE
Size:	1,513 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$265,000
List PPSF:	\$175
Valuated Price:	\$234,000
Valuated PPSF:	\$155

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:	48
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

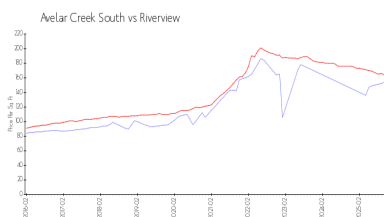
Avelar Creek South Homeowners
The Melrose Management Partnership
3527 Palm Harbor Blvd
Palm Harbor, FL 34683
727-787-3461 (phone)

<https://melrosecorporation.com/avelar-creek-south/>

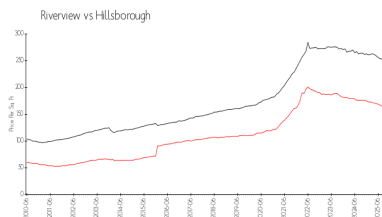
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,832 sq ft	Sep 2025	\$260,000	\$142
	1,832 sq ft	May 2025	\$270,000	\$147
	1,832 sq ft	Apr 2025	\$250,000	\$136

Market Information



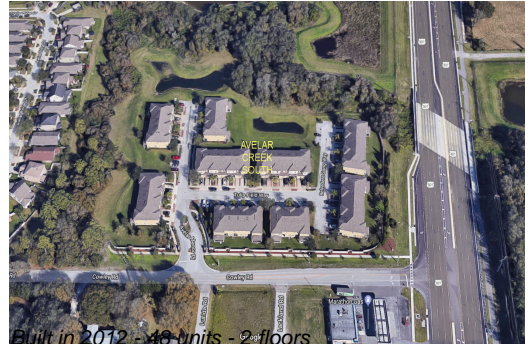
Avelar Creek South: \$155/sq. ft.
Riverview: \$161/sq. ft.



Riverview: \$161/sq. ft.
Hillsborough: \$229/sq. ft.

Inventory for Sale

Avelar Creek South	6%
Riverview	4%
Hillsborough	5%



Avg. Time to Close Over Last 12 Months

Avelar Creek South	169 days
Riverview	71 days
Hillsborough	89 days