

# Unit 4742 Somerset Hill Ln - Magnolia Park Northeast

4742 Somerset Hill Ln - 4734-4757 Somerset Hill Ln, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: U8253491  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$243,700  
 List PPSF: \$185  
 Valuated Price: \$229,000  
 Valuated PPSF: \$173

*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: 5  
 Building inventory for sale: 4%  
 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: 1

## Building Association Information

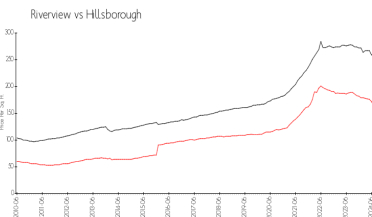
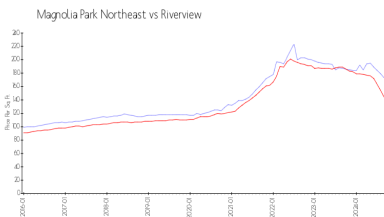
Magnolia Park At Riverview  
 Homeowners Association  
 9203 Sienna Moss Ln,  
 Riverview, FL 33578  
 (813) 671-6500

[https://www.lelandmanagement.com/community\\_sessions/login/803](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:	\$173/sq. ft.	Riverview:	\$144/sq. ft.
Riverview:	\$144/sq. ft.	Hillsborough:	\$235/sq. ft.

## Inventory for Sale



Magnolia Park Northeast	5%
Riverview	4%
Hillsborough	4%

**Avg. Time to Close Over Last 12 Months**

Magnolia Park Northeast	42 days
Riverview	51 days
Hillsborough	59 days