

Unit 8612 Great Egret Trce - Little Creek

8612 Great Egret Trce - 8309-8623 Shallow Creek Ct, New Port Richey, FL, Pasco 34653

Unit Information

MLS Number: T3515441
 Status: ACTIVE
 Size: 1,686 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Driveway, Off Street
 View: Trees/Woods
 List Price: \$290,000
 List PPSF: \$172
 Valuated Price: \$259,000
 Valuated PPSF: \$154

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: 170
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

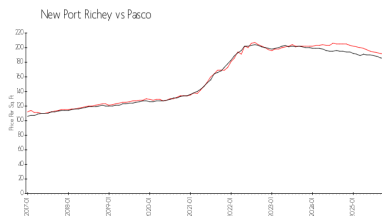
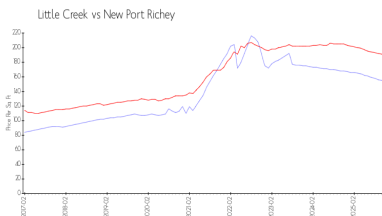
Little Creek Homeowners Association
 Nexus Community Management
 Phone: 321 315 0501

https://lchoa.net/?page_id=7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,686 sq ft	Dec 2025	\$225,000	\$133
	1,513 sq ft	Mar 2025	\$250,000	\$165

Market Information



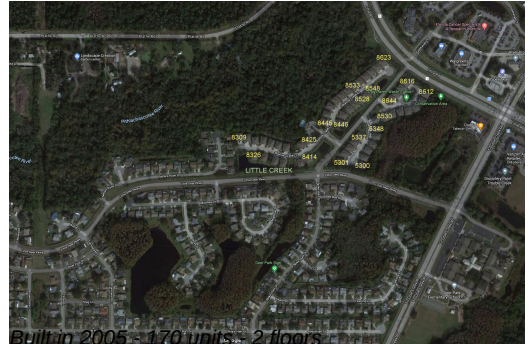
Little Creek:	\$154/sq. ft.	New Port Richey:	\$190/sq. ft.
New Port Richey:	\$190/sq. ft.	Pasco:	\$180/sq. ft.

Inventory for Sale

Little Creek	1%
New Port Richey	2%
Pasco	1%

Avg. Time to Close Over Last 12 Months

Little Creek	35 days
New Port Richey	66 days



Pasco

90 days