

# Unit 8413 Blue Rock Dr - Little Ridge

8413 Blue Rock Dr - 7446-7717 Red Mill Cir, New Port Richey, FL, Pasco 34653

## Unit Information

MLS Number: W7857983  
 Status: ACTIVE  
 Size: 1,176 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$244,900  
 List PPSF: \$208  
 Valuated Price: \$223,000  
 Valuated PPSF: \$190

*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: 114  
 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: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

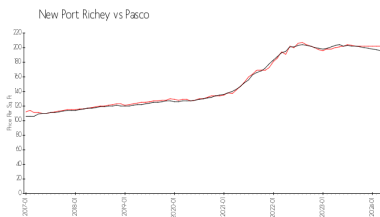
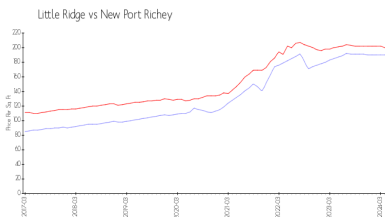
Little Ridge  
 Homeowners Association, Inc.  
 5430 Spring Hill Dr  
 Spring Hill  
 FL 34606

<http://www.littleridgehoa.com/littleridge/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,176 sq ft	Apr 2024	\$236,000	\$201
	1,176 sq ft	Apr 2024	\$230,000	\$196
	1,154 sq ft	Mar 2024	\$225,000	\$195
	1,513 sq ft	Jul 2023	\$289,900	\$192

## Market Information

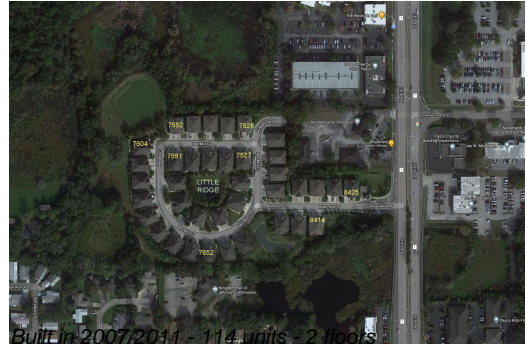


Little Ridge: \$190/sq. ft.  
 New Port Richey: \$200/sq. ft.

New Port Richey: \$200/sq. ft.  
 Pasco: \$192/sq. ft.

## Inventory for Sale

Little Ridge 2%  
 New Port Richey 1%



Pasco

1%

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

Little Ridge

51 days

New Port Richey

60 days

Pasco

43 days