

February 2023

32744, Lake Helen, FL

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$2,019,234	\$2,785,500	-27.51%
Avg Sold Price	\$403,847	\$309,500	30.48%
Median Sold Price	\$355,000	\$270,000	31.48%
Units Sold	5	9	-44.44%
Avg Days on Market	52	37	40.54%
Avg List Price for Solds	\$425,796	\$320,167	32.99%
Avg SP to OLP Ratio	88.0%	94.4%	-6.72%
Ratio of Avg SP to Avg OLP	91.6%	90.6%	1.09%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$403,847	\$309,500	30.48%
Attached Units Sold	0	0	%
Detached Units Sold	5	9	-44.44%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2023	Feb 2022	% Change
Active Listings	9	5	80.00%
New Listings	3	4	-25.00%
New Under Contracts	5	6	-16.67%
New Pendings	6	7	-14.29%
All Pendings	6	7	-14.29%

Financing (Sold)

Assumption	0
Cash	2
Conventional	2
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	0
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	2
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod		SFH/Villa	Cnd/Coop/TH
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	1	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$249,999	0	0	0	0	0	0	0	0	0	0
\$250K to \$299,999	0	0	1	0	0	0	0	1	0	0
\$300K to \$399,999	0	0	1	0	0	0	0	1	2	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	2	0
\$500K to \$599,999	1	0	0	0	0	0	0	1	4	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	2	0	1	0	0	5	9	0
Avg Sold Price	\$347,000	\$0	\$325,000	\$0	\$675,234	\$0	\$0	\$403,847		
Prev Year - Avg Sold Price	\$185,000	\$0	\$249,250	\$0	\$552,500	\$0	\$0	\$309,500		
Avg Sold % Change	87.57%	0.00%	30.39%	0.00%	22.21%	0.00%	0.00%	30.48%		
Prev Year - # of Solds	1	0	6	0	2	0	0	9		

Active Detail