

March 2023

32744, Lake Helen, FL

Sold Summary

	Mar 2023	Mar 2022	% Change
Sold Dollar Volume	\$2,881,299	\$882,900	226.34%
Avg Sold Price	\$480,217	\$220,725	117.56%
Median Sold Price	\$484,400	\$209,000	131.77%
Units Sold	6	4	50.00%
Avg Days on Market	35	55	-36.36%
Avg List Price for Solds	\$492,267	\$222,225	121.52%
Avg SP to OLP Ratio	91.9%	95.8%	-4.02%
Ratio of Avg SP to Avg OLP	90.9%	95.9%	-5.16%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$480,217	\$220,725	117.56%
Attached Units Sold	0	0	%
Detached Units Sold	6	4	50.00%

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

	Mar 2023	Mar 2022	% Change
Active Listings	10	3	233.33%
New Listings	8	5	60.00%
New Under Contracts	6	9	-33.33%
New Pendings	9	9	0.00%
All Pendings	6	10	-40.00%

Financing (Sold)

Assumption	0
Cash	1
Conventional	4
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	0
31 to 60	2
61 to 90	1
91 to 120	0
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	0	0	0	0	0	0	0	0	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	1	0
\$250K to \$299,999	0	0	1	0	0	0	0	1	0	0
\$300K to \$399,999	0	0	0	0	1	0	0	1	3	0
\$400K to \$499,999	0	0	0	0	1	0	0	1	3	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	3	0
\$600K to \$799,999	0	0	1	0	1	0	0	2	0	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	0	0	3	0	3	0	0	6	10	0
Avg Sold Price	\$0	\$0	\$496,600	\$0	\$463,833	\$0	\$0	\$480,217		
Prev Year - Avg Sold Price	\$176,500	\$0	\$240,000	\$0	\$289,900	\$0	\$0	\$220,725		
Avg Sold % Change	0.00%	0.00%	106.92%	0.00%	60.00%	0.00%	0.00%	117.56%		
Prev Year - # of Solds	2	0	1	0	1	0	0	4		

Active Detail