

April 2023

32744, Lake Helen, FL

**Sold Summary**

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$1,715,000	\$2,599,900	-34.04%
Avg Sold Price	\$571,667	\$371,414	53.92%
Median Sold Price	\$455,000	\$355,000	28.17%
Units Sold	3	7	-57.14%
Avg Days on Market	7	7	0.00%
Avg List Price for Solds	\$576,633	\$366,400	57.38%
Avg SP to OLP Ratio	99.3%	101.5%	-2.18%
Ratio of Avg SP to Avg OLP	99.1%	100.4%	-1.25%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$571,667	\$371,414	53.92%
Attached Units Sold	0	0	%
Detached Units Sold	3	7	-57.14%

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**

	Apr 2023	Apr 2022	% Change
Active Listings	7	4	75.00%
New Listings	4	7	-42.86%
New Under Contracts	5	6	-16.67%
New Pendings	6	6	0.00%
All Pendings	9	9	0.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	1
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	0
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	0	0	0	0	0	0	2	0
\$300K to \$399,999	0	0	1	0	0	0	0	1	2	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	2	0	1	0	0	3	7	0
Avg Sold Price	\$0	\$0	\$415,000	\$0	\$885,000	\$0	\$0	\$571,667		
Prev Year - Avg Sold Price	\$0	\$0	\$363,725	\$0	\$381,667	\$0	\$0	\$371,414		
Avg Sold % Change	0.00%	0.00%	14.10%	0.00%	131.88%	0.00%	0.00%	53.92%		
Prev Year - # of Solds	0	0	4	0	3	0	0	7		

**Active Detail**