

May 2023

32744, Lake Helen, FL

Sold Summary

	May 2023	May 2022	% Change
Sold Dollar Volume	\$3,326,000	\$3,115,900	6.74%
Avg Sold Price	\$415,750	\$445,129	-6.60%
Median Sold Price	\$362,500	\$475,000	-23.68%
Units Sold	8	7	14.29%
Avg Days on Market	79	53	49.06%
Avg List Price for Solds	\$426,675	\$448,914	-4.95%
Avg SP to OLP Ratio	94.5%	96.1%	-1.59%
Ratio of Avg SP to Avg OLP	93.3%	94.0%	-0.72%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$415,750	\$445,129	-6.60%
Attached Units Sold	0	0	%
Detached Units Sold	8	7	14.29%

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

	May 2023	May 2022	% Change
Active Listings	10	8	25.00%
New Listings	5	8	-37.50%
New Under Contracts	3	6	-50.00%
New Pendings	3	7	-57.14%
All Pendings	3	6	-50.00%

Financing (Sold)

Assumption	0
Cash	1
Conventional	2
FHA	1
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	1
21 to 30	1
31 to 60	2
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	1
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	1	0	1	0	0	0	0	2	2	0
\$250K to \$299,999	0	0	0	0	0	0	0	0	2	0
\$300K to \$399,999	0	0	2	0	0	0	0	2	3	0
\$400K to \$499,999	0	0	2	0	0	0	0	2	1	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	1	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	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	1	0	6	0	1	0	0	8	9	0
Avg Sold Price	\$235,000	\$0	\$426,000	\$0	\$535,000	\$0	\$0	\$415,750		
Prev Year - Avg Sold Price	\$275,000	\$0	\$443,633	\$0	\$517,500	\$0	\$475,000	\$445,129		
Avg Sold % Change	-14.55%	0.00%	-3.97%	0.00%	3.38%	0.00%	0.00%	-6.60%		
Prev Year - # of Solds	1	0	3	0	2	0	1	7		

Active Detail