

July 2023

32744, Lake Helen, FL

Sold Summary

	Jul 2023	Jul 2022	% Change
Sold Dollar Volume	\$3,692,901	\$1,489,900	147.86%
Avg Sold Price	\$369,290	\$496,633	-25.64%
Median Sold Price	\$385,500	\$299,900	28.54%
Units Sold	10	3	233.33%
Avg Days on Market	38	10	280.00%
Avg List Price for Solds	\$382,780	\$515,967	-25.81%
Avg SP to OLP Ratio	95.5%	86.5%	10.43%
Ratio of Avg SP to Avg OLP	95.2%	88.2%	7.95%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$369,290	\$496,633	-25.64%
Attached Units Sold	0	0	%
Detached Units Sold	10	3	233.33%

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

	Jul 2023	Jul 2022	% Change
Active Listings	10	16	-37.50%
New Listings	4	7	-42.86%
New Under Contracts	7	6	16.67%
New Pending	7	8	-12.50%
All Pending	4	6	-33.33%

Financing (Sold)

Assumption	0
Cash	2
Conventional	4
FHA	3
Other	0
Owner	1
VA	0

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
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	1	0	0	0	0	0	0	1	1	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	1	0
\$300K to \$399,999	1	0	2	0	0	0	0	3	2	0
\$400K to \$499,999	0	0	4	0	0	0	1	5	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	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	7	0	0	0	1	10	9	0
Avg Sold Price	\$267,500	\$0	\$393,129	\$0	\$0	\$0	\$406,000	\$369,290		
Prev Year - Avg Sold Price	\$0	\$0	\$496,633	\$0	\$0	\$0	\$0	\$496,633		
Avg Sold % Change	0.00%	0.00%	-20.84%	0.00%	0.00%	0.00%	0.00%	-25.64%		
Prev Year - # of Solds	0	0	3	0	0	0	0	3		

Active Detail