

August 2023

32744, Lake Helen, FL

Sold Summary

	Aug 2023	Aug 2022	% Change
Sold Dollar Volume	\$1,557,000	\$3,145,000	-50.49%
Avg Sold Price	\$311,400	\$393,125	-20.79%
Median Sold Price	\$330,000	\$355,000	-7.04%
Units Sold	5	8	-37.50%
Avg Days on Market	30	29	3.45%
Avg List Price for Solds	\$326,760	\$407,748	-19.86%
Avg SP to OLP Ratio	92.0%	94.2%	-2.30%
Ratio of Avg SP to Avg OLP	93.0%	92.4%	0.65%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$311,400	\$393,125	-20.79%
Attached Units Sold	0	0	%
Detached Units Sold	5	8	-37.50%

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

	Aug 2023	Aug 2022	% Change
Active Listings	12	14	-14.29%
New Listings	8	3	166.67%
New Under Contracts	4	5	-20.00%
New Pendings	4	6	-33.33%
All Pendings	3	3	0.00%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	1
21 to 30	0
31 to 60	1
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	1	0	1	0	0	0	0	2	1	0
\$250K to \$299,999	0	0	0	0	0	0	0	0	2	0
\$300K to \$399,999	1	0	1	0	0	0	0	2	1	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	4	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	2	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	3	0	0	0	0	5	11	0
Avg Sold Price	\$280,000	\$0	\$332,333	\$0	\$0	\$0	\$0	\$311,400		
Prev Year - Avg Sold Price	\$110,000	\$0	\$290,000	\$0	\$541,250	\$0	\$0	\$393,125		
Avg Sold % Change	154.55%	0.00%	14.60%	0.00%	0.00%	0.00%	0.00%	-20.79%		
Prev Year - # of Solds	1	0	3	0	4	0	0	8		

Active Detail