

## February 2024

32744, Lake Helen, FL

### Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$1,982,500	\$2,019,234	-1.82%
Avg Sold Price	\$396,500	\$403,847	-1.82%
Median Sold Price	\$389,000	\$355,000	9.58%
Units Sold	5	5	0.00%
Avg Days on Market	60	52	15.38%
Avg List Price for Solds	\$423,050	\$425,796	-0.64%
Avg SP to OLP Ratio	87.9%	88.0%	-0.11%
Ratio of Avg SP to Avg OLP	80.5%	91.6%	-12.14%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$396,500	\$403,847	-1.82%
Attached Units Sold	0	0	%
Detached Units Sold	5	5	0.00%

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

	Feb 2024	Feb 2023	% Change
Active Listings	12	9	33.33%
New Listings	4	3	33.33%
New Under Contracts	2	5	-60.00%
New Pendings	2	6	-66.67%
All Pendings	3	6	-50.00%

### Financing (Sold)

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

### Days on Market (Sold)

0	1
1 to 10	0
11 to 20	0
21 to 30	1
31 to 60	2
61 to 90	0
91 to 120	0
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	0	0	1	0	0	0	0	1	1	0
\$250K to \$299,999	0	0	1	0	0	0	0	1	3	0
\$300K to \$399,999	0	0	0	0	1	0	0	1	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	1	0	0	1	1	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	1	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>0</b>
Avg Sold Price	\$0	\$0	\$307,833	\$0	\$529,500	\$0	\$0	\$396,500		
Prev Year - Avg Sold Price	\$347,000	\$0	\$325,000	\$0	\$675,234	\$0	\$0	\$403,847		
Avg Sold % Change	0.00%	0.00%	-5.28%	0.00%	-21.58%	0.00%	0.00%	-1.82%		
Prev Year - # of Solds	2	0	2	0	1	0	0	5		

### Active Detail