

April 2024

32744, Lake Helen, FL

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$2,080,000	\$1,715,000	21.28%
Avg Sold Price	\$520,000	\$571,667	-9.04%
Median Sold Price	\$462,500	\$455,000	1.65%
Units Sold	4	3	33.33%
Avg Days on Market	126	7	1,700.00%
Avg List Price for Solds	\$531,225	\$576,633	-7.87%
Avg SP to OLP Ratio	91.5%	99.3%	-7.88%
Ratio of Avg SP to Avg OLP	94.0%	99.1%	-5.23%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$520,000	\$571,667	-9.04%
Attached Units Sold	0	0	%
Detached Units Sold	4	3	33.33%

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

	Apr 2024	Apr 2023	% Change
Active Listings	16	7	128.57%
New Listings	6	4	50.00%
New Under Contracts	5	5	0.00%
New Pendings	6	6	0.00%
All Pendings	4	9	-55.56%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	1
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
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	
< \$50,000	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0
\$200K to \$249,999	0	0	0	0	0	0	0	2
\$250K to \$299,999	0	0	1	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	1
\$600K to \$799,999	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	1
\$1,000,000+	0	0	0	0	0	0	0	0
Total	0	0	1	0	2	0	0	4
Avg Sold Price	\$0	\$0	\$260,000	\$0	\$745,000	\$0	\$0	\$520,000
Prev Year - Avg Sold Price	\$0	\$0	\$415,000	\$0	\$885,000	\$0	\$0	\$571,667
Avg Sold % Change	0.00%	0.00%	-37.35%	0.00%	-15.82%	0.00%	0.00%	-9.04%
Prev Year - # of Solds	0	0	2	0	1	0	0	3

Active Detail

Active Listings	
SFH/Villa	Cnd/Coop/TH
0	0
0	0
0	0
0	0
0	0
2	0
1	0
0	0
3	0
7	0
0	0
0	0
1	0
1	0
15	0