

**August 2024**

32744, Lake Helen, FL

**Sold Summary**

	Aug 2024	Aug 2023	% Change
Sold Dollar Volume	\$719,900	\$1,557,000	-53.76%
Avg Sold Price	\$359,950	\$311,400	15.59%
Median Sold Price	\$359,950	\$330,000	9.08%
Units Sold	2	5	-60.00%
Avg Days on Market	2	30	-93.33%
Avg List Price for Solds	\$369,450	\$326,760	13.06%
Avg SP to OLP Ratio	96.6%	92.0%	4.95%
Ratio of Avg SP to Avg OLP	97.4%	93.0%	4.74%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$459,900	\$311,400	47.69%
Attached Units Sold	0	0	%
Detached Units Sold	1	5	-80.00%

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**

	Aug 2024	Aug 2023	% Change
Active Listings	17	12	41.67%
New Listings	5	8	-37.50%
New Under Contracts	3	4	-25.00%
New Pending	3	4	-25.00%
All Pending	5	4	25.00%

**Financing (Sold)**

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

**Days on Market (Sold)**

0	0
1 to 10	2
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
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 MH/Man/Mod	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH			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	1	0
\$200K to \$249,999	0	0	0	0	0	0	0	0	0	0
\$250K to \$299,999	0	0	0	0	0	0	0	1	2	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	3	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	4	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
<b>Total</b>	0	0	1	0	0	0	0	2	17	0
Avg Sold Price	\$0	\$0	\$459,900	\$0	\$0	\$0	\$0	\$359,950		
Prev Year - Avg Sold Price	\$280,000	\$0	\$332,333	\$0	\$0	\$0	\$0	\$311,400		
Avg Sold % Change	0.00%	0.00%	38.39%	0.00%	0.00%	0.00%	0.00%	15.59%		
Prev Year - # of Solds	2	0	3	0	0	0	0	5		

**Active Detail**