February 2025

32744, Lake Helen, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	$2,516,500	$1,982,500	26.94%
Avg Sold Price	$503,300	$396,500	26.94%
Median Sold Price	$325,000	$389,000	-16.45%
Units Sold	5	5	0.00%
Avg Days on Market	76	60	26.67%
Avg List Price for Solds	$521,580	$423,050	23.29%
Avg SP to OLP Ratio	89.8%	87.9%	2.10%
Ratio of Avg SP to Avg OLP	90.2%	80.5%	12.09%
Attached Avg Sold Price	$0	$0	%
Detached Avg Sold Price	$503,300	$396,500	26.94%
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 2025	Feb 2024	% Change
Active Listings	15	12	25.00%
New Listings	8	4	100.00%
New Under Contracts	4	2	100.00%
New Pendings	4	2	100.00%
All Pendings	4	3	33.33%

Financing (Sold)

Assumption	0
Cash	2
Conventional	2
FHA	1
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	1
61 to 90	0
91 to 120	0
121 to 180	1
181 to 360	1
361 to 720	0
721+	0

Sold Detail / Active Detail

	2 or Less BR		3 BR		4 or More BR		All		Active Listings	
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	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	1	0	0	0	1	0	0	2	0	0
$250K to $299,999	0	0	0	0	0	0	0	0	1	0
$300K to $399,999	0	0	1	0	0	0	0	1	3	0
$400K to $499,999	0	0	0	0	0	0	0	0	4	0
$500K to $599,999	1	0	0	0	0	0	0	1	2	0
$600K to $799,999	0	0	0	0	0	0	0	0	4	0
$800K to $999,999	0	0	0	0	0	0	0	0	0	0
$1,000,000+	0	0	0	0	1	0	0	1	0	0
Total	2	0	1	0	2	0	0	5	15	0
Avg Sold Price	$363,250	$0	$325,000	$0	$732,500	$0	$0	$503,300		
Prev Year - Avg Sold Price	$0	$0	$307,833	$0	$529,500	$0	$0	$396,500		
Avg Sold % Change	0.00%	0.00%	5.58%	0.00%	38.34%	0.00%	0.00%	26.94%		
Prev Year - # of Solds	0	0	3	0	2	0	0	5		

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Data Source: Stellar MLS. Statistics calculated March 10, 2025.