

November 2024

32744, Lake Helen, FL

Sold Summary

| | Nov 2024 | Nov 2023 | % Change |
|----------------------------|-----------|-------------|----------|
| Sold Dollar Volume | \$990,000 | \$1,328,390 | -25.47% |
| Avg Sold Price | \$495,000 | \$442,797 | 11.79% |
| Median Sold Price | \$495,000 | \$523,400 | -5.43% |
| Units Sold | 2 | 3 | -33.33% |
| Avg Days on Market | 57 | 23 | 147.83% |
| Avg List Price for Solds | \$524,750 | \$442,797 | 18.51% |
| Avg SP to OLP Ratio | 89.0% | 94.8% | -6.15% |
| Ratio of Avg SP to Avg OLP | 89.6% | 93.3% | -3.91% |
| Attached Avg Sold Price | \$0 | \$0 | % |
| Detached Avg Sold Price | \$495,000 | \$442,797 | 11.79% |
| Attached Units Sold | 0 | 0 | % |
| Detached Units Sold | 2 | 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

| | Nov 2024 | Nov 2023 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 12 | 14 | -14.29% |
| New Listings | 2 | 6 | -66.67% |
| New Under Contracts | 1 | 4 | -75.00% |
| New Pendings | 1 | 7 | -85.71% |
| All Pendings | 1 | 5 | -80.00% |

Financing (Sold)

| | |
|--------------|---|
| Assumption | 0 |
| Cash | 0 |
| Conventional | 2 |
| FHA | 0 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| | |
|------------|---|
| 0 | 0 |
| 1 to 10 | 0 |
| 11 to 20 | 0 |
| 21 to 30 | 1 |
| 31 to 60 | 0 |
| 61 to 90 | 0 |
| 91 to 120 | 1 |
| 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 | 1 | 0 |
| \$200K to \$249,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 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 | 1 | 0 |
| Total | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 12 | 0 |
| Avg Sold Price | \$0 | \$0 | \$350,000 | \$0 | \$640,000 | \$0 | \$0 | \$495,000 | | |
| Prev Year - Avg Sold Price | \$275,000 | \$0 | \$526,695 | \$0 | \$0 | \$0 | \$0 | \$442,797 | | |
| Avg Sold % Change | 0.00% | 0.00% | -33.55% | 0.00% | 0.00% | 0.00% | 0.00% | 11.79% | | |
| Prev Year - # of Solds | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | | |

Active Detail

| Active Listings | |
|-----------------|-------------|
| SFH/Villa | Cnd/Coop/TH |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 0 | 0 |
| 1 | 0 |
| 1 | 0 |
| 2 | 0 |
| 2 | 0 |
| 2 | 0 |
| 1 | 0 |
| 1 | 0 |
| 12 | 0 |