

December 2023

32744, Lake Helen, FL

Sold Summary

	Dec 2023	Dec 2022	% Change
Sold Dollar Volume	\$1,908,940	\$2,265,800	-15.75%
Avg Sold Price	\$318,157	\$453,160	-29.79%
Median Sold Price	\$266,000	\$499,900	-46.79%
Units Sold	6	5	20.00%
Avg Days on Market	32	26	23.08%
Avg List Price for Solds	\$327,965	\$482,780	-32.07%
Avg SP to OLP Ratio	95.7%	92.5%	3.52%
Ratio of Avg SP to Avg OLP	96.0%	93.0%	3.26%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$318,157	\$453,160	-29.79%
Attached Units Sold	0	0	%
Detached Units Sold	6	5	20.00%

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

	Dec 2023	Dec 2022	% Change
Active Listings	11	12	-8.33%
New Listings	2	5	-60.00%
New Under Contracts	5	7	-28.57%
New Pendings	5	7	-28.57%
All Pendings	4	6	-33.33%

Financing (Sold)

Assumption	0
Cash	3
Conventional	1
FHA	1
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	0
21 to 30	0
31 to 60	1
61 to 90	2
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	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	1	0	3	0	0	0	0	4	4	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	1	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	2	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	0	0
Total	1	0	5	0	0	0	0	6	10	0
Avg Sold Price	\$253,000	\$0	\$331,188	\$0	\$0	\$0	\$0	\$318,157		
Prev Year - Avg Sold Price	\$585,000	\$0	\$365,267	\$0	\$585,000	\$0	\$0	\$453,160		
Avg Sold % Change	-56.75%	0.00%	-9.33%	0.00%	0.00%	0.00%	0.00%	-29.79%		
Prev Year - # of Solds	1	0	3	0	1	0	0	5		

Active Detail