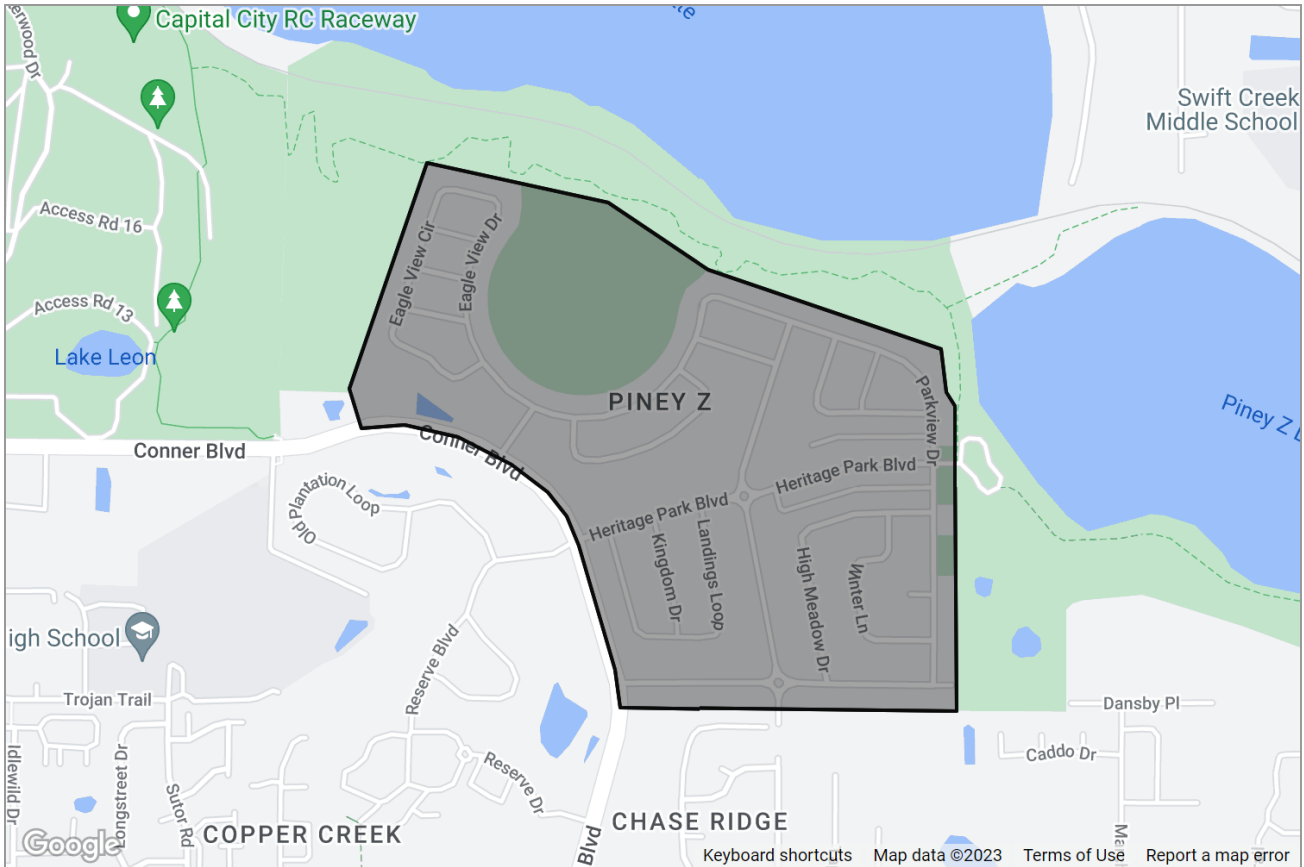


MARKET ACTIVITY REPORT

Piney Z in Tallahassee, FL



KETCHAM
REALTY
INC.
GROUP

Presented by
Abbe Flynn | Realtor
Florida Real Estate License: 3273532



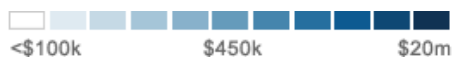
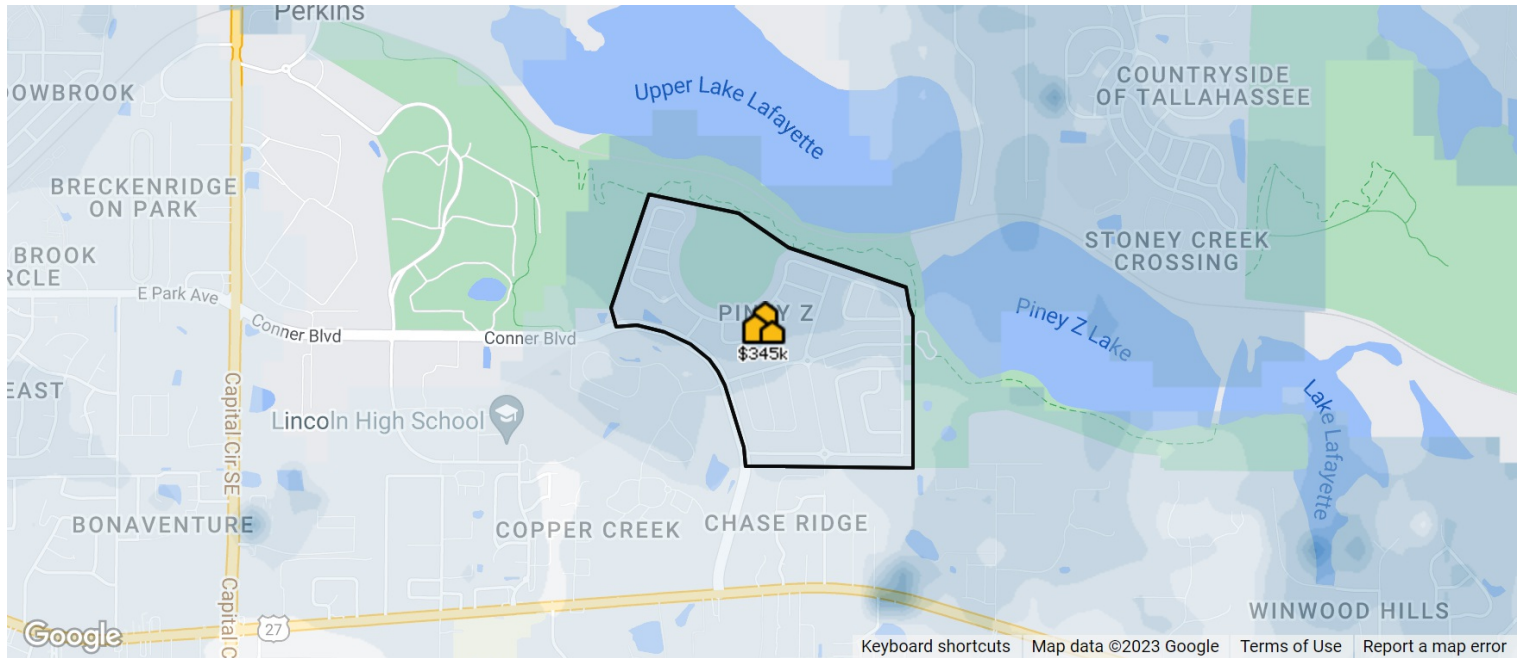
Work: (850) 203-0209 | Mobile: (850) 203-0209

Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

Piney Z in Tallahassee, FL

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$345K

Updated: 12/31/2022

Change Over
Last Month

↑ **1.02%**

Change Over
Last 3 Months

↑ **0.93%**

Change Over
Last 12 Months

↑ **17.77%**

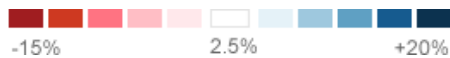
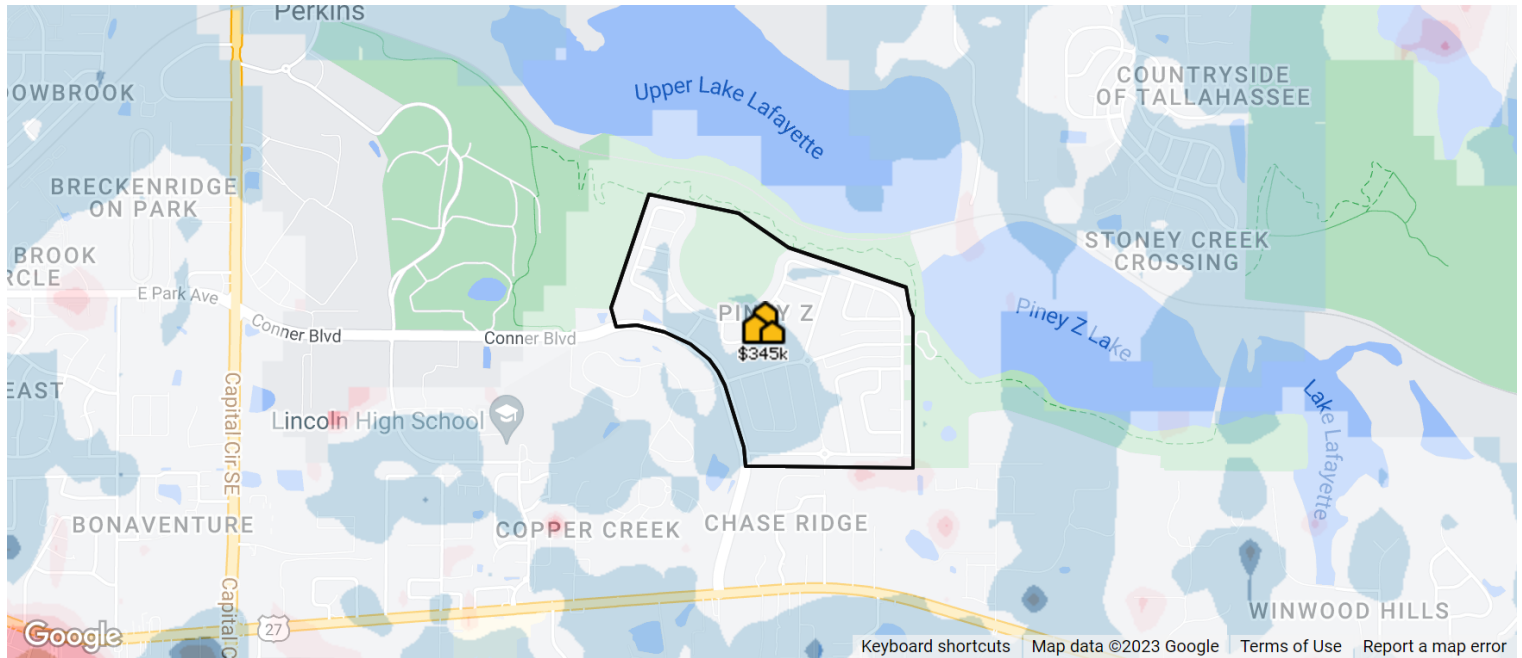
Change Over
Last 24 Months

↑ **35.4%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Piney Z in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$345K

Updated: 12/31/2022

Change Over
Last 12 Months

↑ **17.77%**

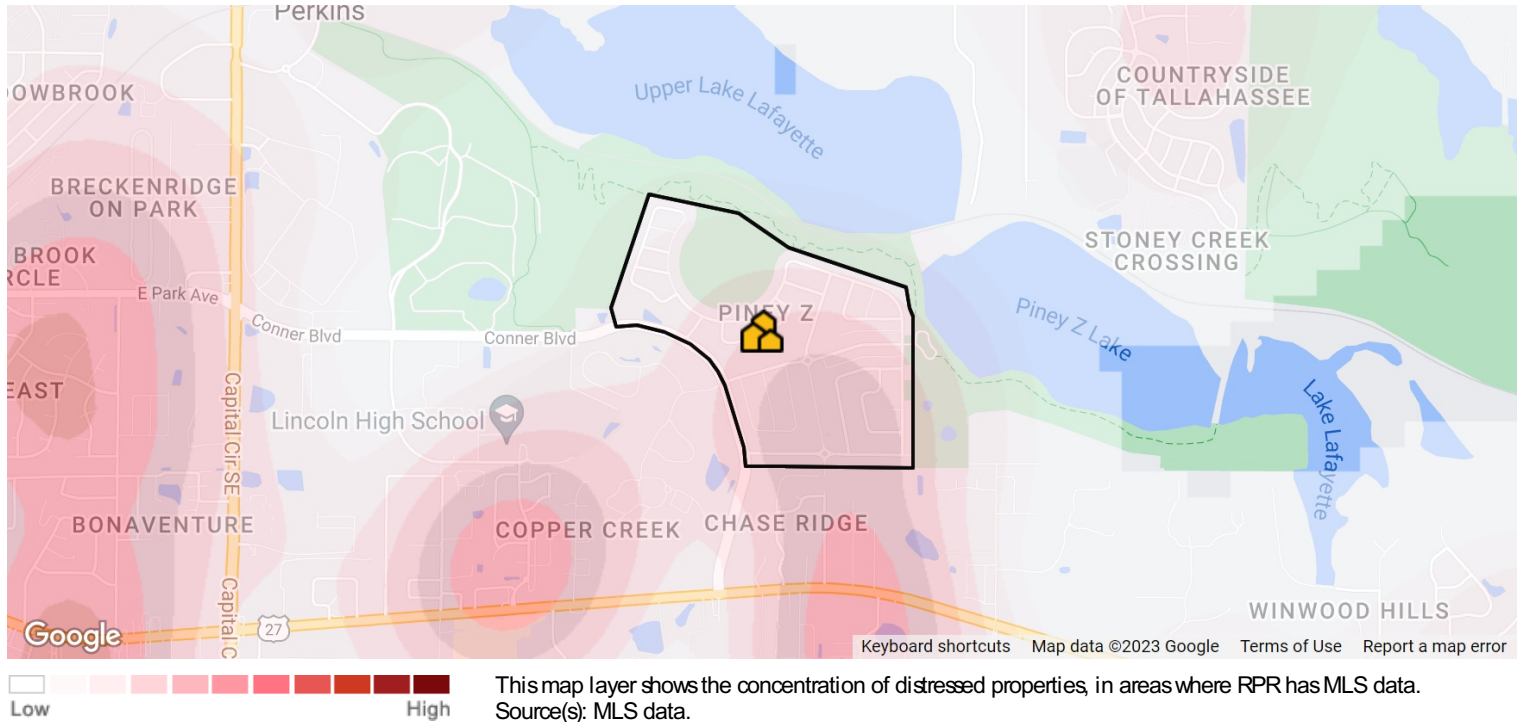
Change Over
Last 24 Months

↑ **35.4%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Piney Z in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



Total # of
Distressed Properties

3

Updated: 1/6/2023

of
Pre-Foreclosures

0

of
Foreclosures

2

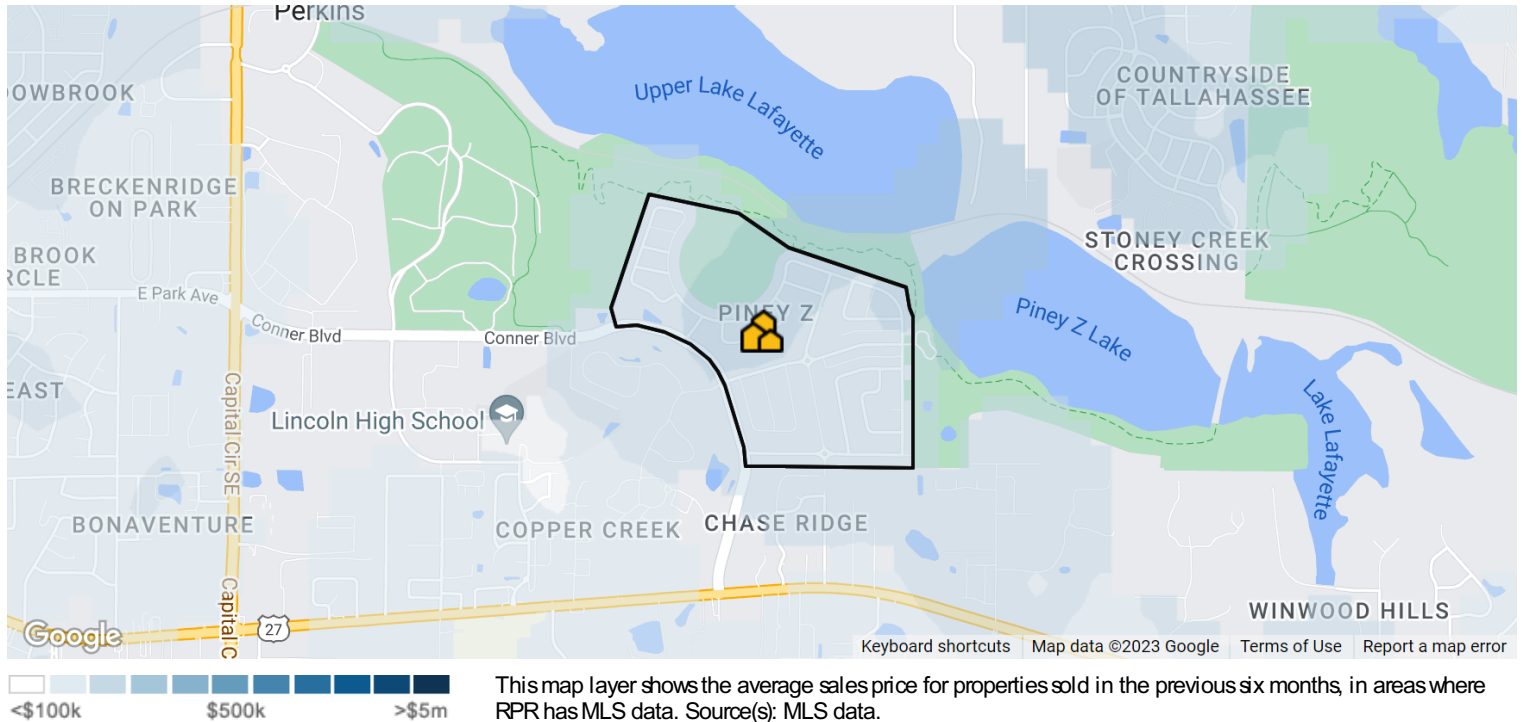
of
Foreclosed

1

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/6/2023.

Piney Z in Tallahassee, FL

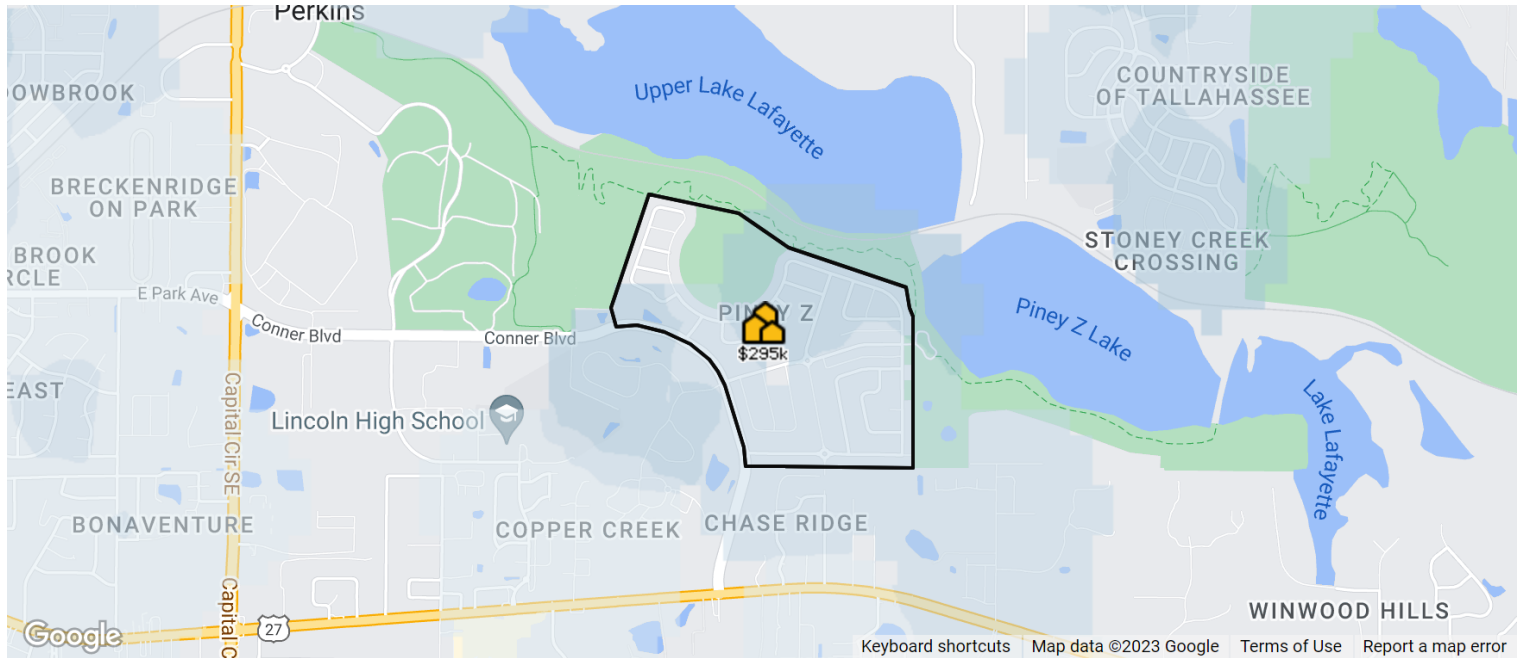
Market Snapshot: Sales Price



About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Piney Z in Tallahassee, FL

Market Snapshot: List Price

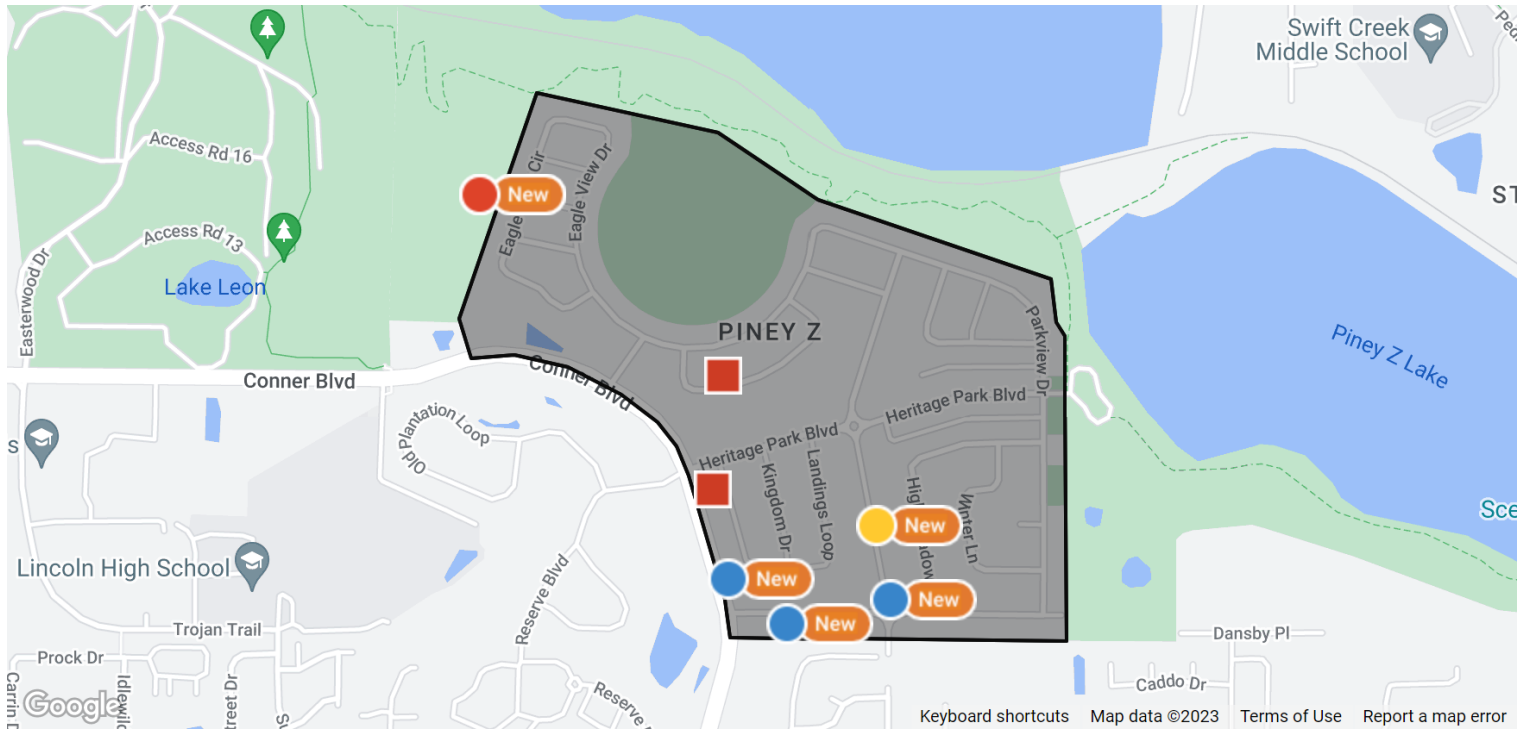


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.



Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
\$295K Updated: 11/30/2022	↓ 15.11%	↓ 20.27%	↓ 10.58%	↑ 20.9%

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

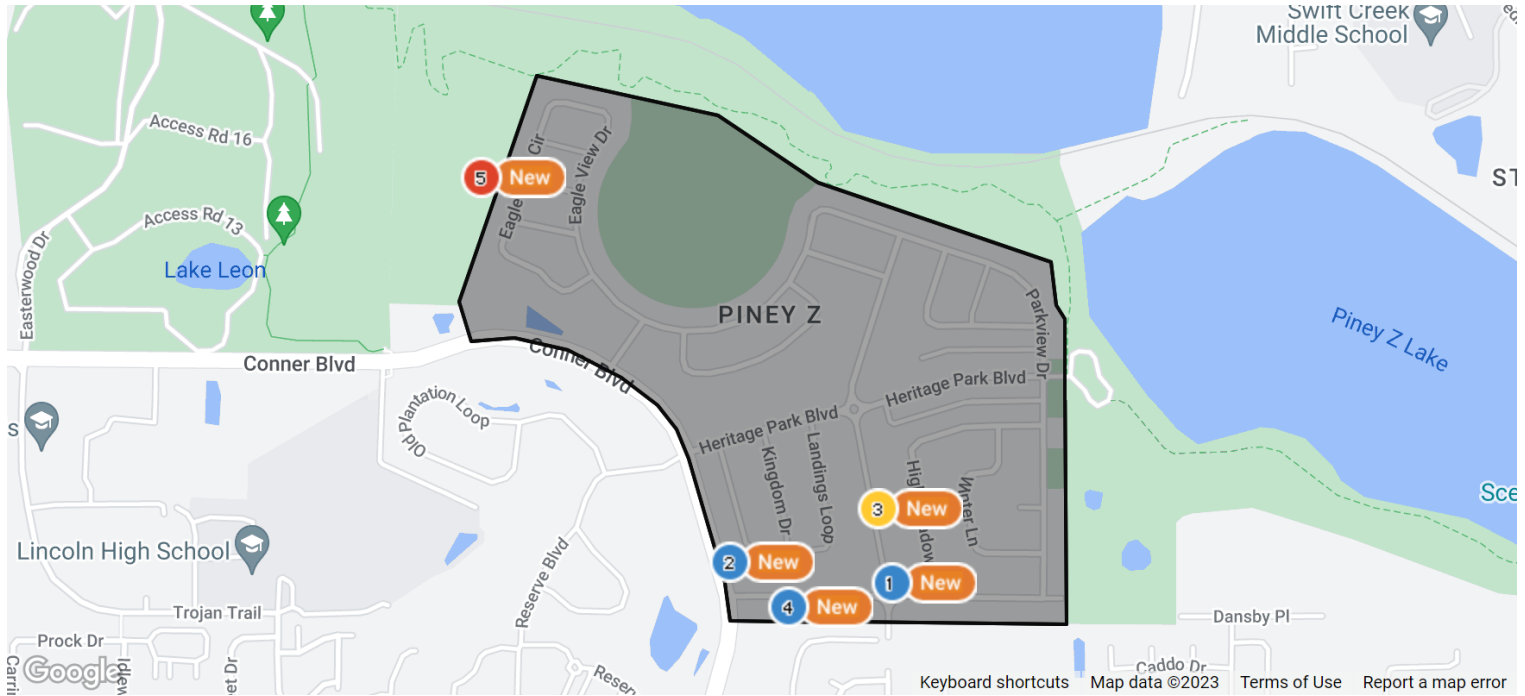
Market Activity Summary Stats



Search Criteria **Location:** Piney Z in Tallahassee, FL; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated


	 New Listings	 Distressed
Number of Properties	5	3
Low Price / Value	\$2,000	\$260,100
Median Price / Value	\$310,000	\$292,610
High Price / Value	\$382,000	\$382,000
Average Price / Sq. Ft.	\$163	\$175
Median Price / Sq. Ft.	\$200	\$190
Average Days in RPR	25	8
Median Days in RPR	27	—
Total Volume	\$1,344,000	\$934,710

Piney Z in Tallahassee, FL



New Listings: 5

New Listings: 5



1

●

Active

• New, Contingent: 12/6/2022

MLS ID: 353512

1174 High Meadow Dr

Single Family

3/2

1,550

7,405

1999


12/6/2022

\$310,000

\$200

This corner lot home features 3 bedrooms, 2 baths, separate dining and inside laundry room. Kitchen has bar overlooking the living room with lots of natural light. Beautiful crafted fireplace to keep you warm on those cold winter days. Large master bedroom with walk-in closet. Large fenced in backyard. Piney Z is a Tallahassee community offering residents amenities such as a swimming pool, fitness center, lodge, pavilion, playground and gazebo.

Listing Courtesy of ARMOR REALTY, INC



2

●

Active

• New, Contingent: 12/3/2022

MLS ID: 353435

1080 Landings Loop

Condo/Townhouse/Apt.

3/2

1,471

5,227

2001


12/3/2022

\$300,000

\$204

Live the low maintenance life close to miles of trails in this updated Piney-Z townhouse // New in 2021-2022: vinyl plank flooring throughout, roof, skylights, interior paint, nearly all windows + some appliances // Spacious square-shaped kitchen with pantry and loads of storage space in the plentiful white cabinets opens via big pass through window to dining & living area // Living area has gas fireplace, vaulted ceilings with skylights and built-in display shelves // Desirable split bedroom plan // Master suite has custom shelving system in walk-in closet, double sinks, separate shower and large tub // Screened porch has all weather panels that give it more of a sun room feel // Separate indoor laundry room // The entry foyer is so big that it can be used as an extra office // Enjoy the big community pool, gym, clubhouse, covered party area, playground and the adjacent Piney Z Lake/Lafayette Heritage/Alford Greenway biking/hiking/paddling trail systems with beautiful sunsets

Listing Courtesy of COLDWELL BANKER HARTUNG



3

●

Active

• New, Active: 12/28/2022

MLS ID: 353945

1126 High Meadow Dr

Single Family

3/2

1,418

—

2003

12/28/2022

\$2,000 mo.



\$1

3 bedroom, 2 bath great family home. Spacious living room. Eat in kitchen. Master bedroom has a vaulted ceiling and great master bath. Split bedroom plan. Inside utility room, double car garage. Covered back patio with beautiful fenced in backyard. Great neighborhood close to Tom Brown Park, shopping, restaurants, state offices, and more. Neighborhood features a pool, playground and numerous trails.

Courtesy of BEVIS REALTY




New Listings: 5 (cont.)

New Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	· New, Active: 12/10/2022 MLS ID: 353611						
	4747 Planters Ridge Dr	Single Family	3/2	1,581	7,405	2001	12/10/2022	\$350,000
Beautiful brick home on a spacious lot home located in the desirable neighborhood of Piney Z! With three bedrooms and two bathrooms, this well maintained home lives large with its open and inviting floor plan. Featuring fresh paint in 2020, a well appointed kitchen with all white cabinets and all new stainless steel appliances in 2020, a spacious master bedroom with a luxurious bath suite (soaking tub & shower) and walk in closet, as well as an 2016 HVAC! An abundance of windows allow for much desired natural light throughout the home and lead out to the screened in back porch and paved patio overlooking the fenced backyard. All within walking distance to Lafayette Heritage Trail Park, this home is what every Tallahassee home buyer is looking for!								
Listing Courtesy of JOE MANAUSA REAL ESTATE								
	5 ● Active	· Foreclosure, Bank Owned, New, Active: 12/13/2022 MLS ID: 353679						
	681 Eagle View Cir	Single Family	4/3	2,006	10,018	2003	12/13/2022	\$382,000
Wow! Great home in Piney Z now for sale! This 2000 sqft, 4 bedroom 3 bath home has an open modern floor plan with separate but open eat in kitchen, nice and bright living room with fireplace, primary bedroom has a Large bath with tub, shower and walk in closet. 4th bedroom could easily become an office or study. The screened porch leads to the deck and large yard that backs up to Lafayette Heritage and Tom Brown Parks. Great location close to Capital Circle and Apalachee Parkway. Not many come up in Piney Z so make sure you take a look today!								
Listing Courtesy of 1ST CHOICE REAL ESTATE SERVICE								



Distressed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Foreclosure, Notice of Foreclosure Sale	MLS ID: –						
	1008 Landings Loop	Condo/Townhouse/Apt.	3/2	1,426	4,792	–	12/6/2022	Foreclosure
	2 ● Active • Foreclosure, Bank Owned, New, Active: 12/13/2022	MLS ID: 353679						
	681 Eagle View Cir	Single Family	4/3	2,006	10,018	\$382,000	12/13/2022	12/13/2022 Foreclosure
	Wow! Great home in Piney Z now for sale! This 2000 sqft, 4 bedroom 3 bath home has an open modern floor plan with separate but open eat in kitchen, nice and bright living room with fireplace, primary bedroom has a Large bath with tub, shower and walk in closet. 4th bedroom could easily become an office or study. The screened porch leads to the deck and large yard that backs up to Lafayette Heritage and Tom Brown Parks. Great location close to Capital Circle and Apalachee Parkway. Not many come up in Piney Z so make sure you take a look today!							
	Listing Courtesy of 1ST CHOICE REAL ESTATE SERVICE							
	3 ■ Closed • Foreclosed, Foreclosure Judgment Entered	MLS ID: –						
	831 Piney Village Loop	Single Family	3/2	2,029	10,454	–	11/29/2022	Foreclosed

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

