

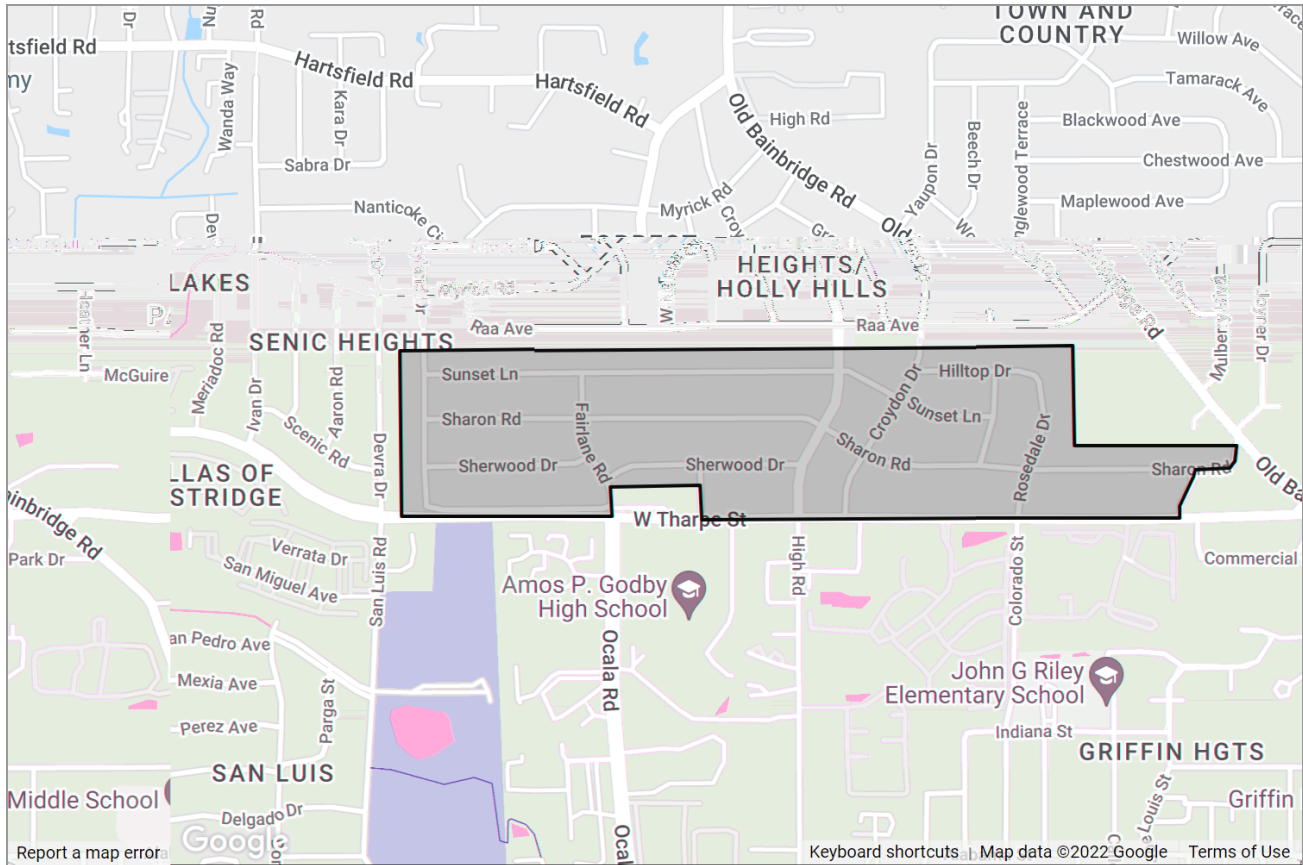


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

A Subsidiary of **Tallahassee** BOARD OF REALTORS®

MARKET ACTIVITY REPORT

Forest Heights in Tallahassee, FL



Presented by
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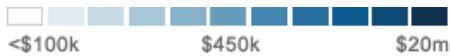
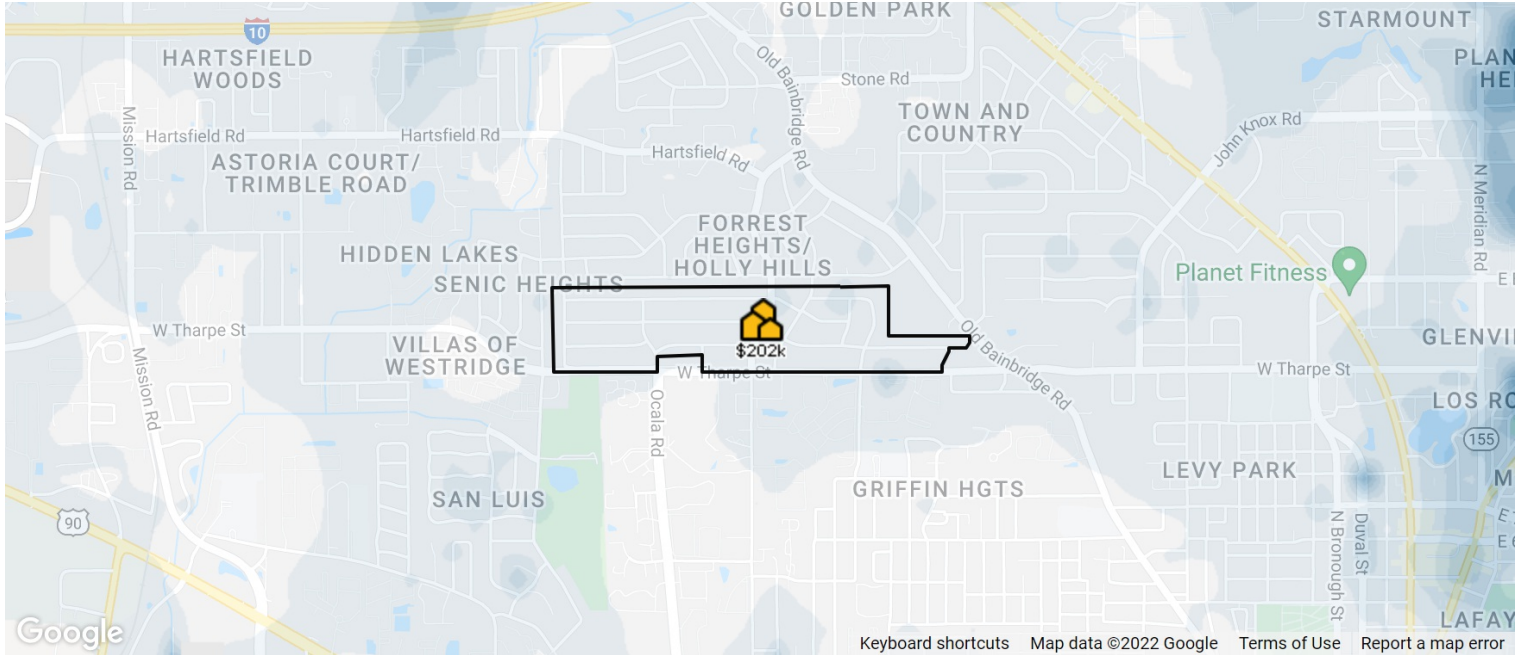
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Forest Heights in Tallahassee, FL

Market Snapshot: Estimated Home Values



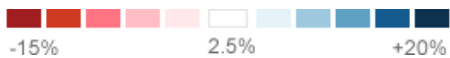
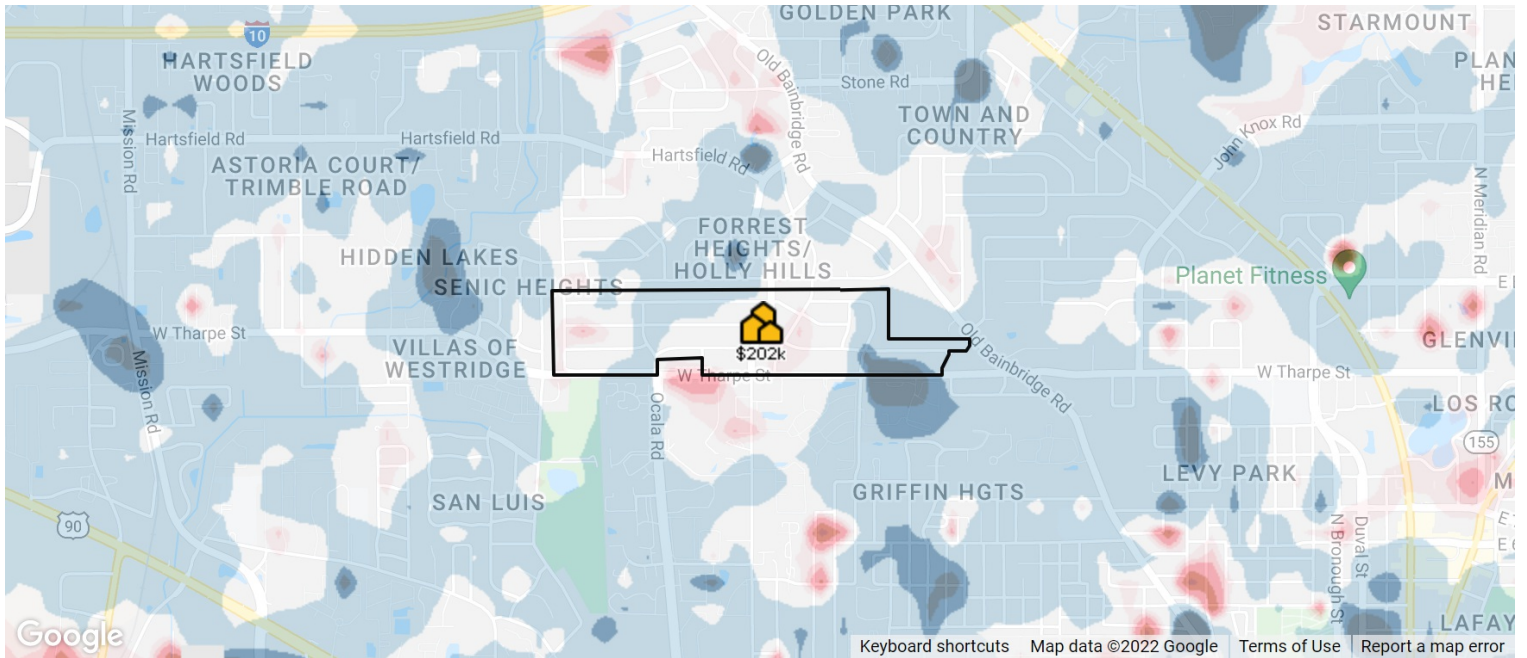
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| | | | | |
|---|--|--|--|--|
| <p>Median Est. Home Value</p> <p>\$202K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last Month</p> <p>↑ 0.9%</p> | <p>Change Over Last 3 Months</p> <p>↑ 1.26%</p> | <p>Change Over Last 12 Months</p> <p>↑ 18.74%</p> | <p>Change Over Last 24 Months</p> <p>↑ 26.82%</p> |
|---|--|--|--|--|

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.

Forest Heights in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



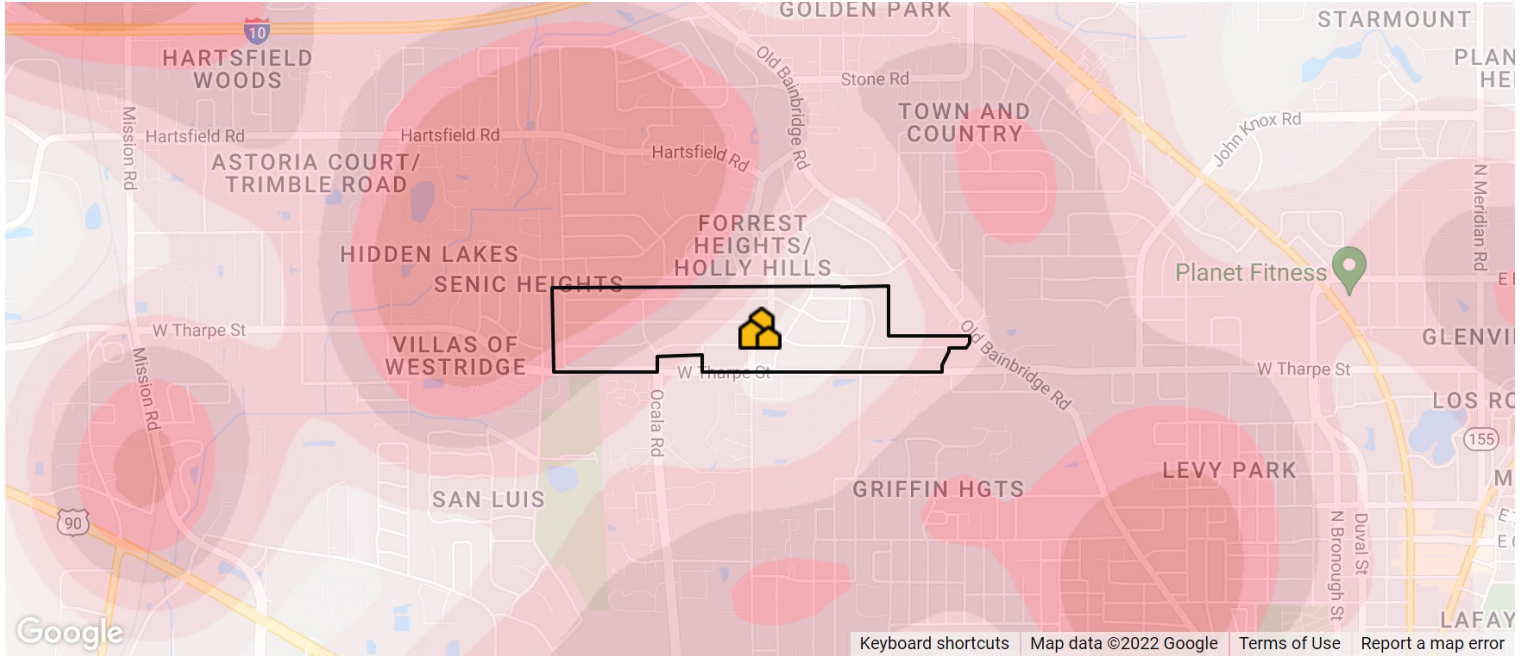
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| | | | |
|--|--|--|--|
| <p>Median Est. Home Value</p> <p>\$202K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last 12 Months</p> <p>↑ 18.74%</p> | <p>Change Over Last 24 Months</p> <p>↑ 26.82%</p> | <p>Change Over Last 36 Months</p> <p>↑ 32.71%</p> |
|--|--|--|--|

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.

Forest Heights in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



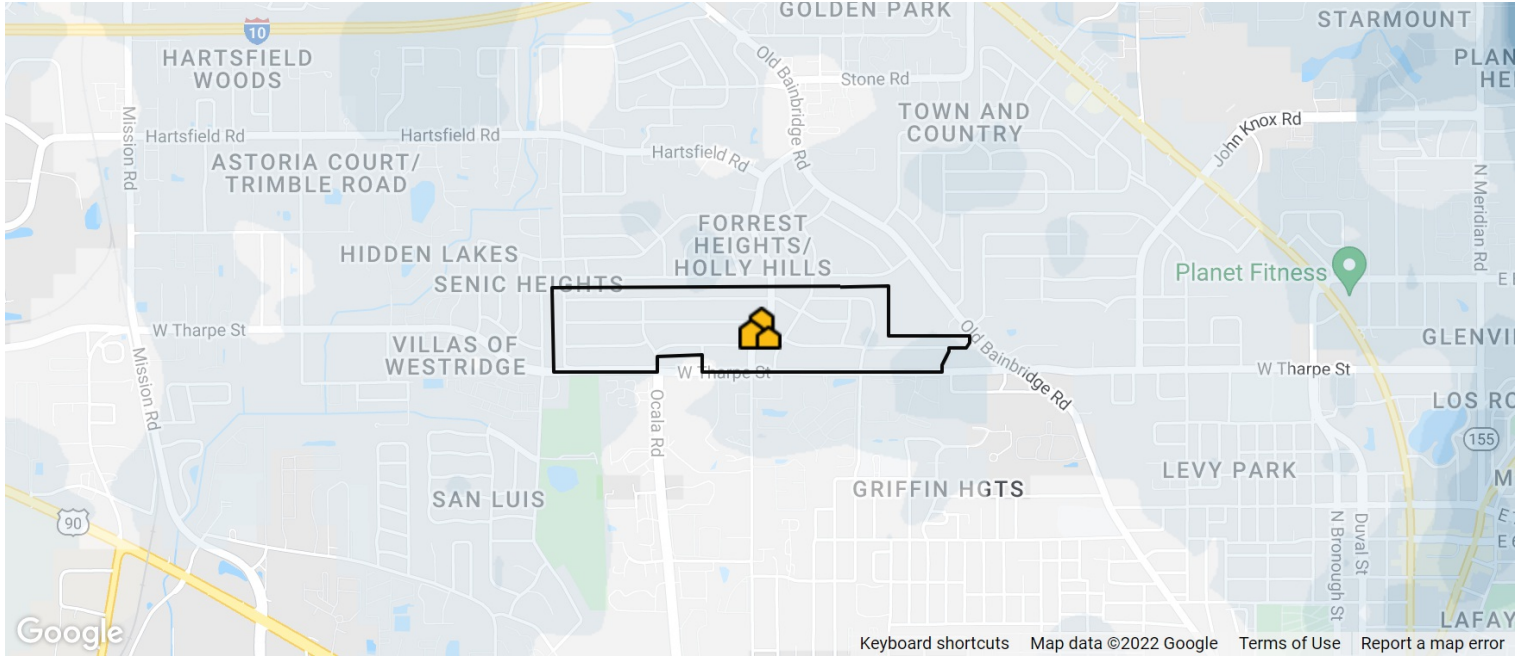
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| | | | |
|--|---|---|---|
| <p>Total # of Distressed Properties</p> <p>1</p> <p>Updated: 2/26/2022</p> | <p># of Pre-Foreclosures</p> <p>0</p> | <p># of Foreclosures</p> <p>1</p> | <p># of Foreclosed</p> <p>0</p> |
|--|---|---|---|

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/26/2022.

Forest Heights in Tallahassee, FL

Market Snapshot: Sales Price



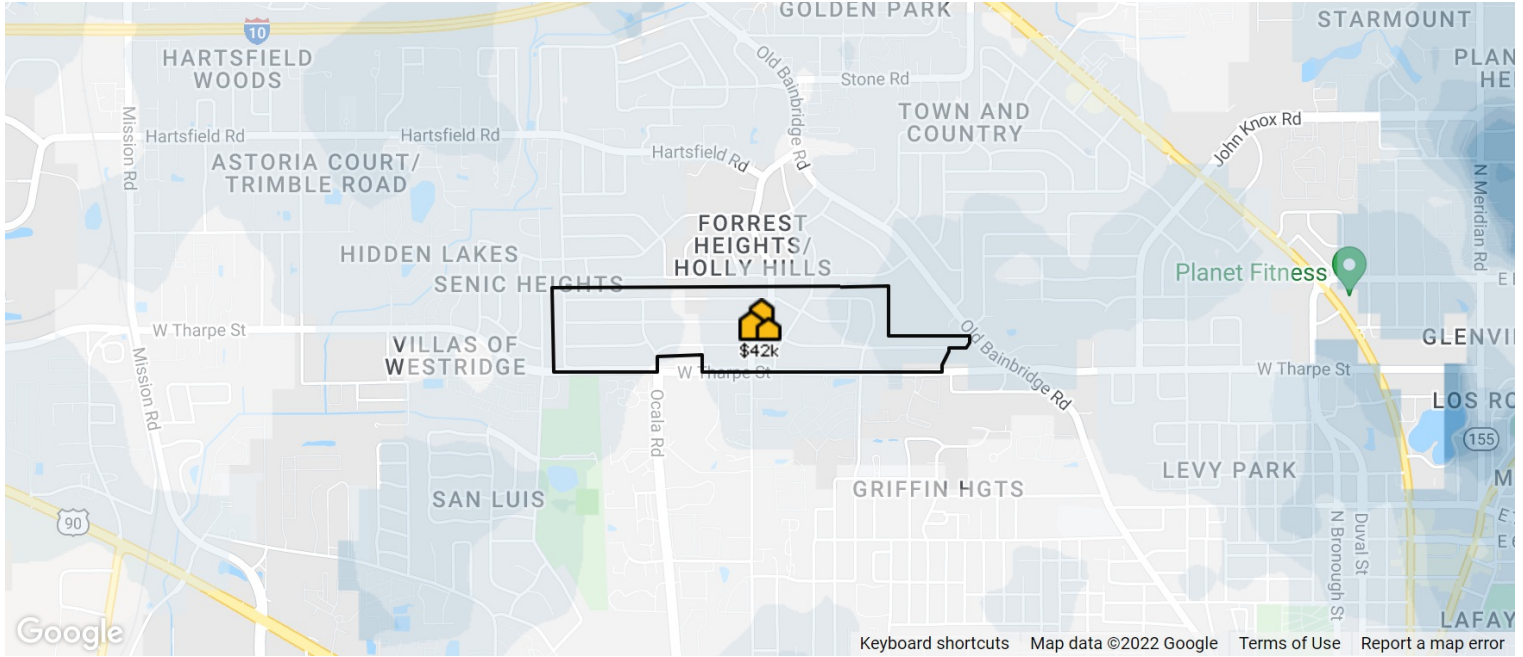
<\$100k \$500k >\$5m

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

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

Forest Heights in Tallahassee, FL

Market Snapshot: List Price

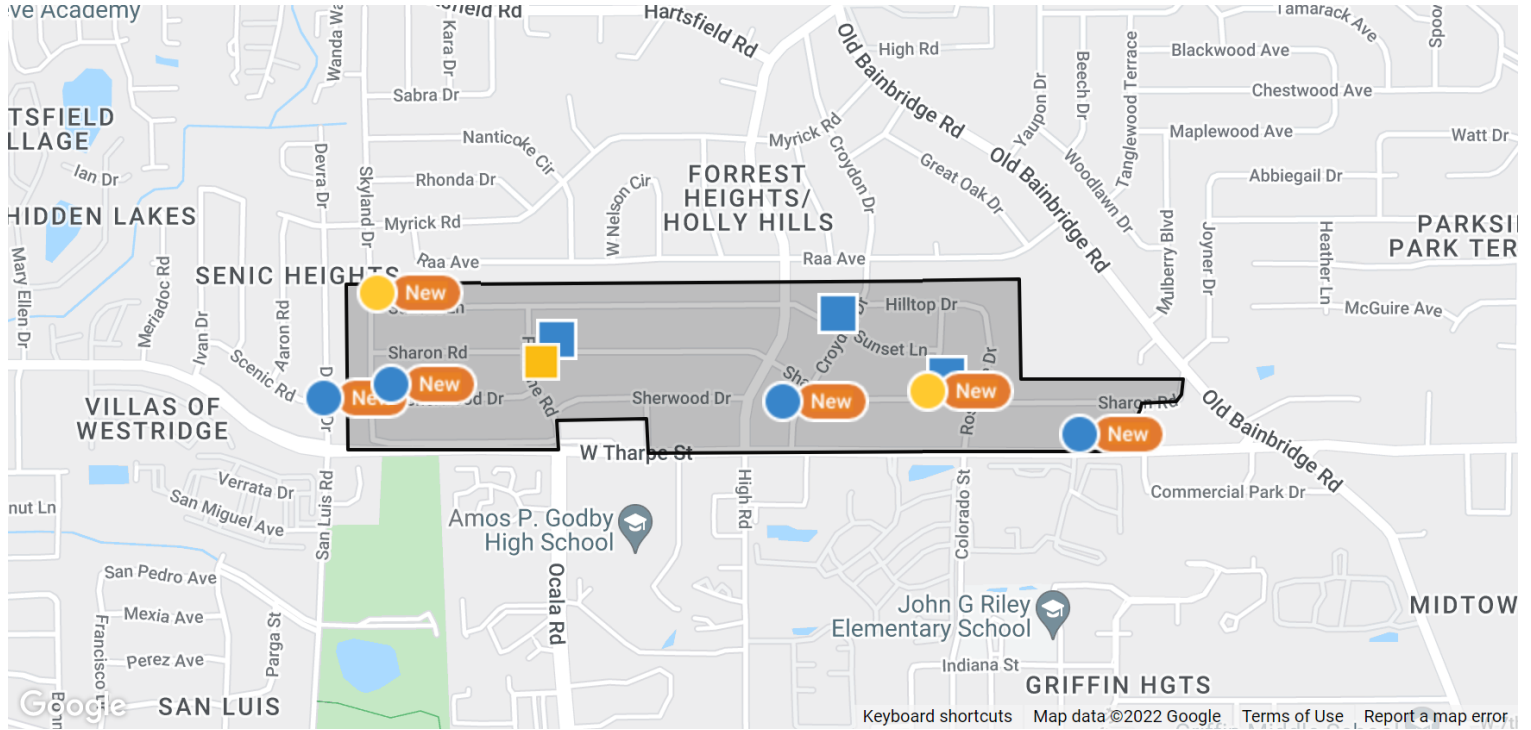


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.



| | | | | |
|--|--|---|---|--|
| <p>Median List Price</p> <p>\$42K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last Month</p> <p>↓ 77.89%</p> | <p>Change Over Last 3 Months</p> <p>↓ 78.46%</p> | <p>Change Over Last 12 Months</p> <p>↓ 76%</p> | <p>Change Over Last 24 Months</p> <p>↓ 74.54%</p> |
|--|--|---|---|--|

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

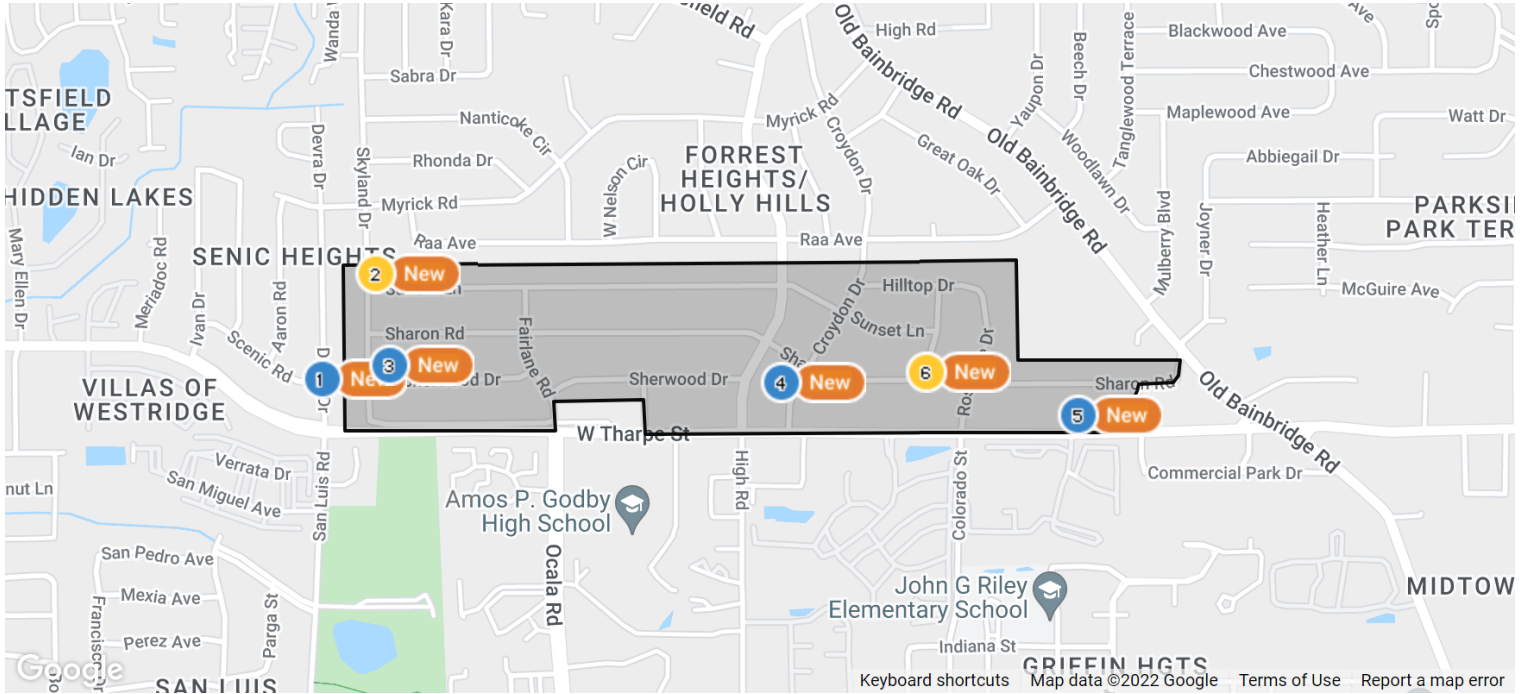
Market Activity Summary Stats






Search Criteria | **Location:** Forest Heights in Tallahassee, FL; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

| |  New Listings |  Closed |
|--------------------------------|--|--|
| Number of Properties | 6 | 4 |
| Low Price / Value | \$1,850 | \$1,350 |
| Median Price / Value | \$219,500 | \$179,500 |
| High Price / Value | \$235,000 | \$222,500 |
| Average Price / Sq. Ft. | \$94 | \$115 |
| Median Price / Sq. Ft. | \$129 | \$149 |
| Average Days in RPR | 26 | 143 |
| Median Days in RPR | 21 | 70 |
| Total Volume | \$907,750 | \$582,850 |




Forest Heights in Tallahassee, FL

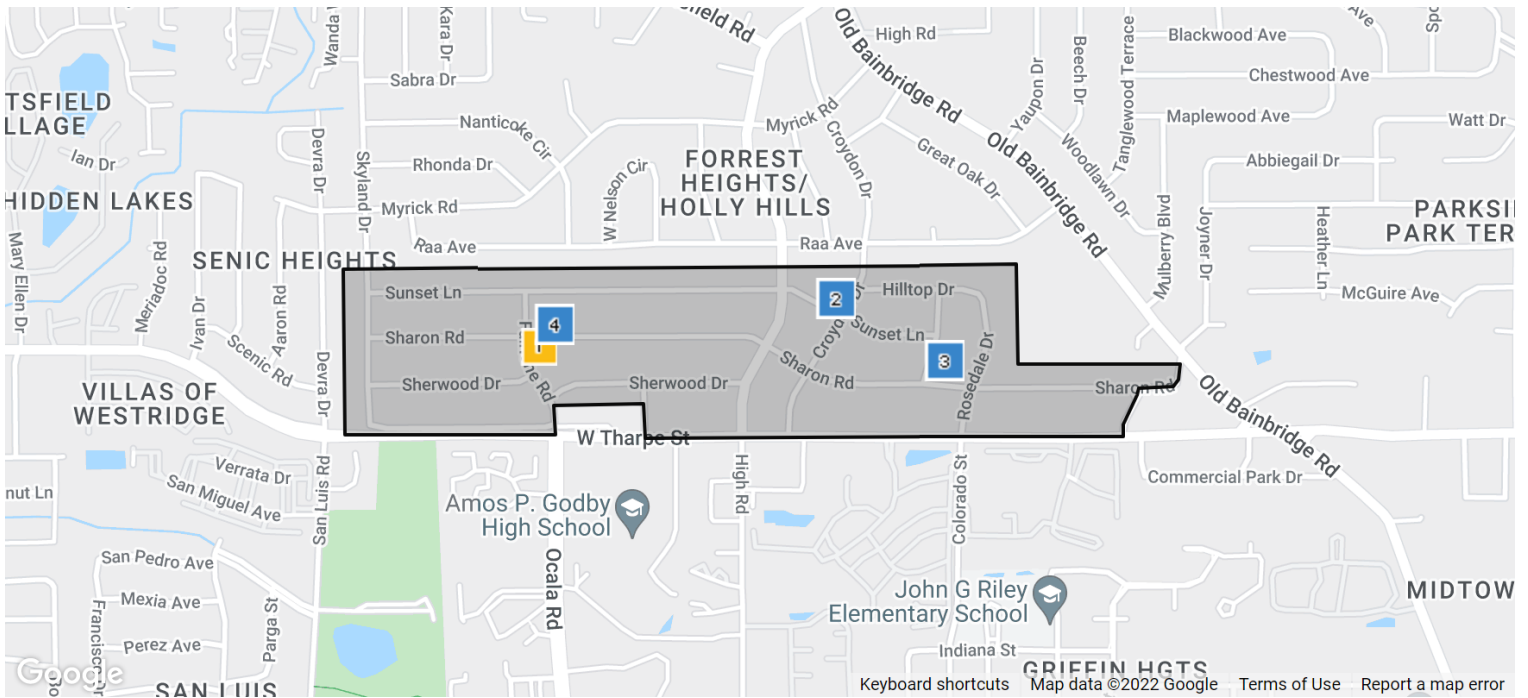


New Listings: 6




| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <p>1 ● Active <i>MLS ID: 342540</i> 1808 Skyland Dr</p> <p>Spacious 3 bedroom 2 bath located in the popular Forest Heights subdivision. Real hardwood flooring throughout, recently updated kitchen and a gas fireplace. Enjoy the outdoors with this homes large screened in patio and fully fenced in backyard. <i>Listing Courtesy of PROPER REAL ESTATE ADVISORS</i></p> | Single Family | 3/2 | 1,598 | 14,810 | 1968 | 2/23/2022 | \$219,000 | \$137 |
|  <p>2 ● Active <i>MLS ID: 342557</i> 1918 Sunset Ln</p> <p>AVAILABLE NOW! MOVE-IN READY! Minimum 640 credit score/non-smokers only. Classy unfurnished brick home with rocking chair front porch, large living room with cathedral ceiling featuring open wood beams, updated kitchen with brand new granite kitchen countertops and breakfast bar, mosaic glass tiled backsplash, and new appliances! Gorgeous hardwood floors, new vinyl plank flooring, and ceramic tile in kitchen and 2 baths. New driveway, new interior doors, new fixtures, new ceiling fans, & more! Rear addition with 1/2 bath with it's own outside entrance would make a great home office or 4th bedroom. Large back deck and 2-car carport with large storage room. Broker/Owner <i>Courtesy of LIBBY ALLEN REALTY, INC</i></p> | Single Family | 4/3 | 1,622 | 15,246 | 1959 | 2/23/2022 | \$2,000 mo. | \$1 |
|  <p>3 ● Active <i>MLS ID: 340558</i> 1914 Sherwood Dr</p> <p>All Brick House with 3 Bedrooms, 2 Full Baths, 2-Car Garage. Lots of Updates. Refrigerator 2020, Dishwasher 2018, Washer 2020, Roof 2017, AC Unit 2018, New Water Heater 2021. No Carpet - Hardwood & Tile Flooring Through Out. Living Room, Foyer, Kitchen w/Bar & Island open to Dining Room. Large Backyard. Laundry Room w/Washer & Dryer, Deep Freezer, and storage room. Heating Natural Gas - City provides gas <i>Listing Courtesy of EQUITY REALTY AND MANAGEMENT</i></p> | Single Family | 3/2 | 1,680 | 15,246 | 1965 | 12/26/2021 | \$235,000 | \$140 |

New Listings: 6 (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 | MLS ID: 341841 | | | | | | |
| 1517 Sharon Rd | Single Family | 3/2 | 1,342 | 13,503 | 1971 | 2/4/2022 | \$220,000 | \$164 |
| Renovated Corner Lot Home! New refrigerator on the way! New interior doors and most of exterior doors replaced! Many new fixtures in this well maintained home. This will not last! <i>Listing Courtesy of TLH REALTY INC.</i> | | | | | | | | |
|  | 5 ● Active | MLS ID: 340943 | | | | | | |
| 1802 Adelaide St | Single Family | 3/2 | 1,897 | 20,037 | 1956 | 1/9/2022 | \$229,900 | \$121 |
| *Seller will put on a NEW Roof prior to Close with Acceptable Offer* This expansive Ranch home on a large corner lot has so much charm and plenty of space for the whole family! It has been loved and well taken care of by one Homeowner for 36 years!! Upon entering the home, you'll be greeted by a lovely foyer and dining room with a built-in China Cabinet (SO SWEET). The Kitchen has a pass-through window into the Dining Room and the Cabinets are solid wood that have been sanded and painted for a fresh new look! There's a HUGE "flex zone" off from the Kitchen that's currently being used as a family room - but the options for this space are endless (large home office, home gym, anything you can imagine). ***The olive green couch & matching chair as well as the large cream colored shelving units in this space are all included in the sale of the home.*** The living room features a fireplace, is super cozy, and leads out to the large covered patio making for a great outdoor living space. The Bedrooms are all very generously sized and there's tons of storage throughout. This place is priced to sell, so come see it for yourself! <i>Listing Courtesy of BIG FISH REAL ESTATE SERVICES</i> | | | | | | | | |
|  | 6 ● Active | MLS ID: 341918 | | | | | | |
| 1416 Sharon Rd | Single Family | 4/2 | 1,833 | 19,166 | 1953 | 2/7/2022 | \$1,850 mo. | \$1 |
| AVAILABLE FOR FALL 2022 (JULY OR BY AUGUST 1) Pets considered, Large Corner Lot With Fenced Back Yard, Lawn Care Included, Mostly hardwood, tile or vinyl floors for easy cleaning (2 bedrooms have carpet) Large eat in kitchen, <i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i> | | | | | | | | |



Closed: 4

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Close Date | Close Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
|  <p>1 ■ Closed <i>MLS ID: 328119</i> 1833 Sharon Rd</p> <p>Available August 15th. Awesome 50's house with original hardwood floors and wood beam ceilings. This is truly a gem! Open concept living room, kitchen and dining room with beautiful centered fireplace. Yard is fully fenced. Washer and dryer included! <i>Courtesy of CORE RESIDENTIAL PROPERTY MANA</i></p> | Single Family | 3/2 | 1,225 | 15,246 | 1956 | 2/25/2022 | \$1,350 mo. | \$1 |
|  <p>2 ■ Closed <i>MLS ID: 338386</i> 2002 Croydon Dr</p> <p>Gorgeous single family home on large corner lot (.460 acres). Original hardwood flooring throughout. Large windows throughout with an abundance of natural lighting. Spacious kitchen with built in pantry and newer stainless steel appliances. Two car garage with plenty of room for storage with built in shelving. Master bedroom with bathroom attached and walk in shower. Fully fenced in backyard with tree line that gives you plenty of privacy. <i>Courtesy of PROPER REAL ESTATE ADVISORS</i></p> | Single Family | 3/2 | 1,200 | 20,037 | 1954 | 12/3/2021 | \$185,000 | \$154 |
|  <p>3 ■ Closed <i>MLS ID: 337973</i> 1903 Holly St</p> <p>Affordable 3/2 in Forest Heights with classy interior and hardwood floors! Huge, partially covered, multi-level deck with built in bar overlooking the backyard. One-car carport with storage closets. Nice floor plan and location! Close to FSU. Sold "as is" with right of inspections. <i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p> | Single Family | 3/2 | 1,088 | 15,246 | 1957 | 12/30/2021 | \$174,000 | \$160 |

Closed: 4 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Close Date | Close Price | Price per sq. ft. |
|--|---------------|----------|---------------------|------------------|------------|------------|-------------|-------------------|
|  | 4 | ■ Closed | MLS ID: 339085 | | | | | |
| 1830 Sharon Rd | Single Family | 3/2 | 1,540 | 13,503 | 1956 | 12/17/2021 | \$222,500 | \$144 |
| <p>\$5,000 NEW WINDOW ALLOWANCE with full price contract. Charming home with tons of character & delightful screened back porch overlooking park-like backyard. Light & bright interior, vaulted ceilings, & indoor laundry room. Classy kitchen with newly painted cabinets and new countertops. Beautiful hardwood floors, new luxury plank vinyl flooring, new interior paint, new interior doors and hardware, two new exterior doors, and more! New roof in 2017 (shingles) and in 2021 (flat portion). Bonus Room (included in sq. ft.) has wall/window unit. Broker/Owner</p> | | | | | | | | |

Courtesy of LIBBY ALLEN REALTY, INC.

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>

