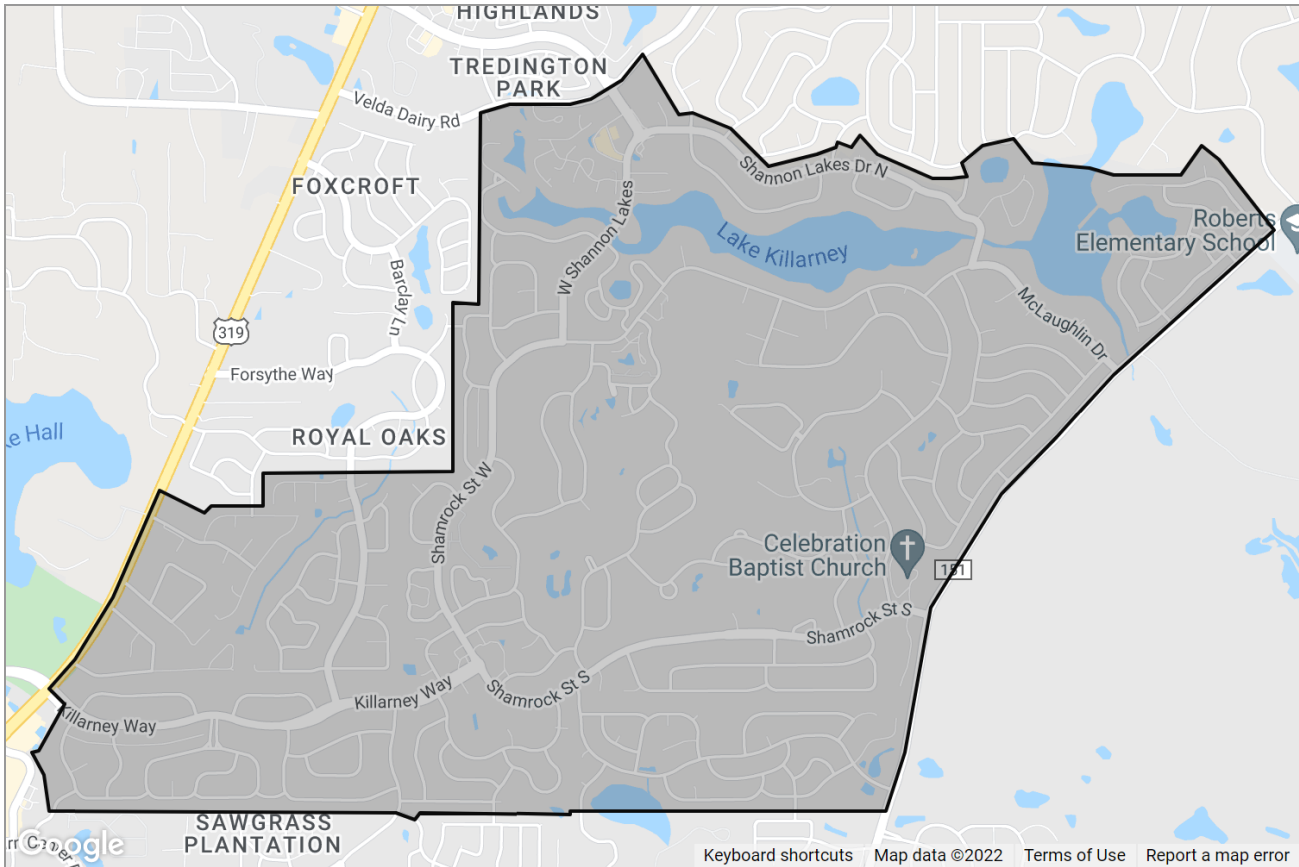


MARKET ACTIVITY REPORT

Killearn in Tallahassee, FL



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



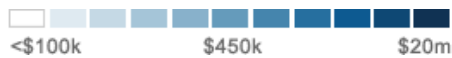
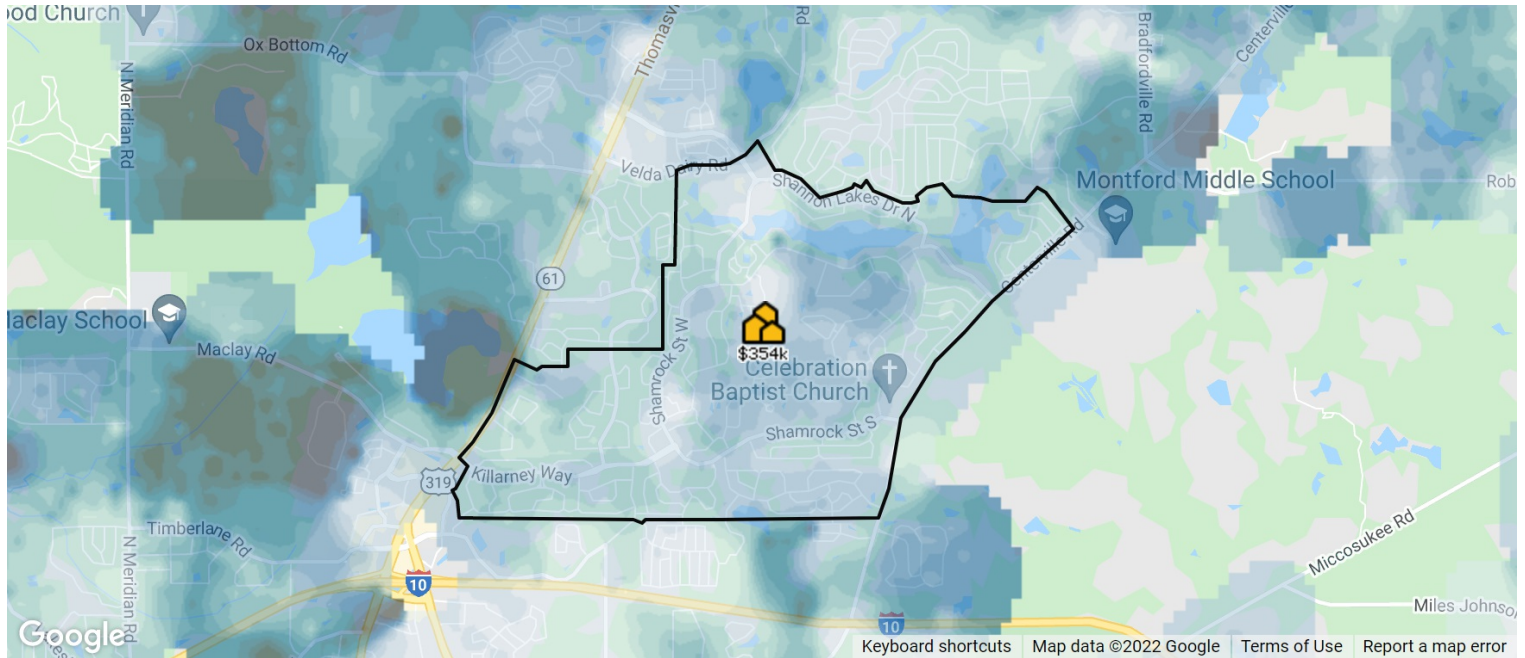
Work: (850) 203-0209 | Mobile: (850) 203-0209

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

Ketcham Realty Group
 1203 Thomasville Road
 Tallahassee, FL 32303

Killearn in Tallahassee, FL

Market Snapshot: Estimated Home Values



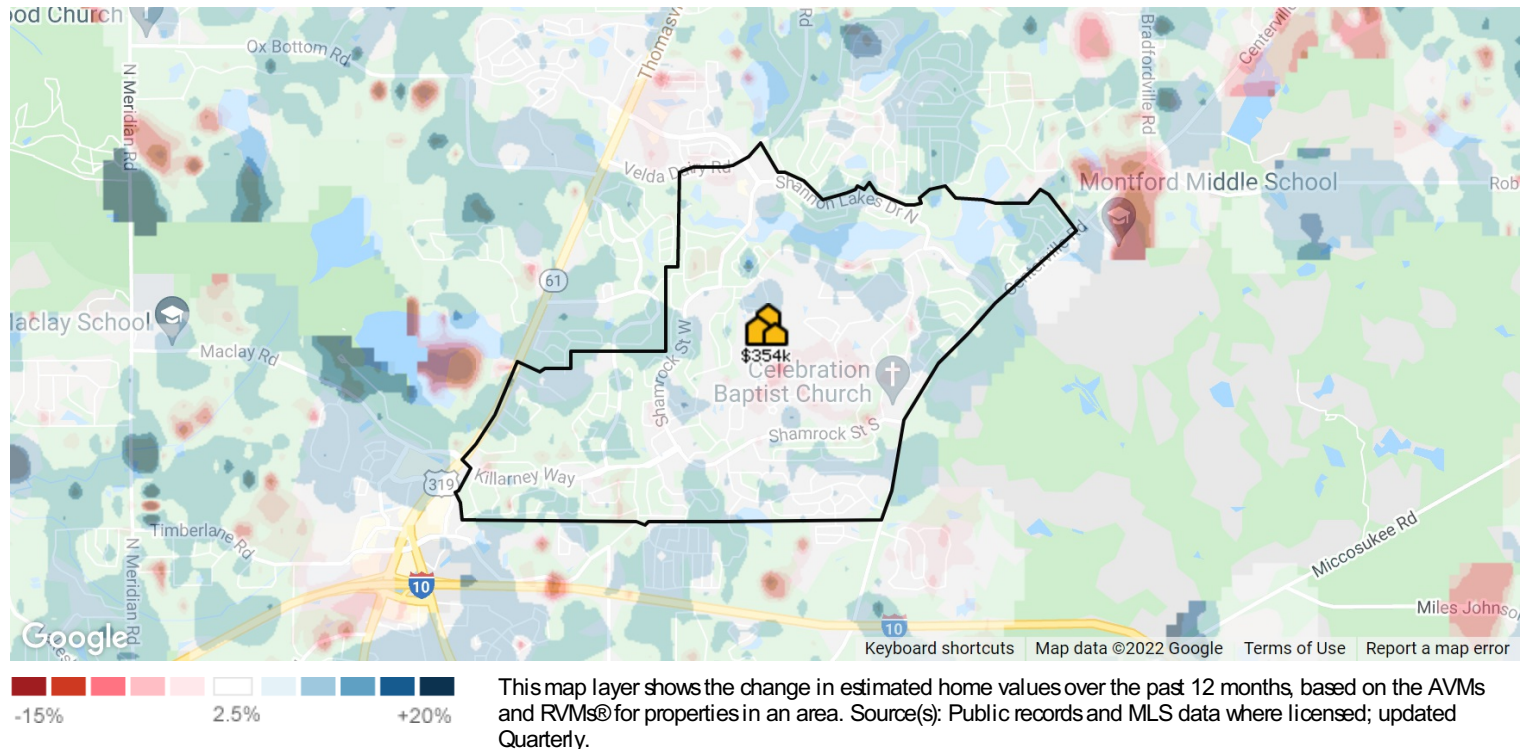
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
\$354K Updated: 1/31/2022	↑ 0.36%	↑ 0.97%	↑ 16.74%	↑ 26.1%

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.

Killearn in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



Median Est. Home Value

\$354K

Updated: 1/31/2022

Change Over
Last 12 Months

↑ **16.74%**

Change Over
Last 24 Months

↑ **26.1%**

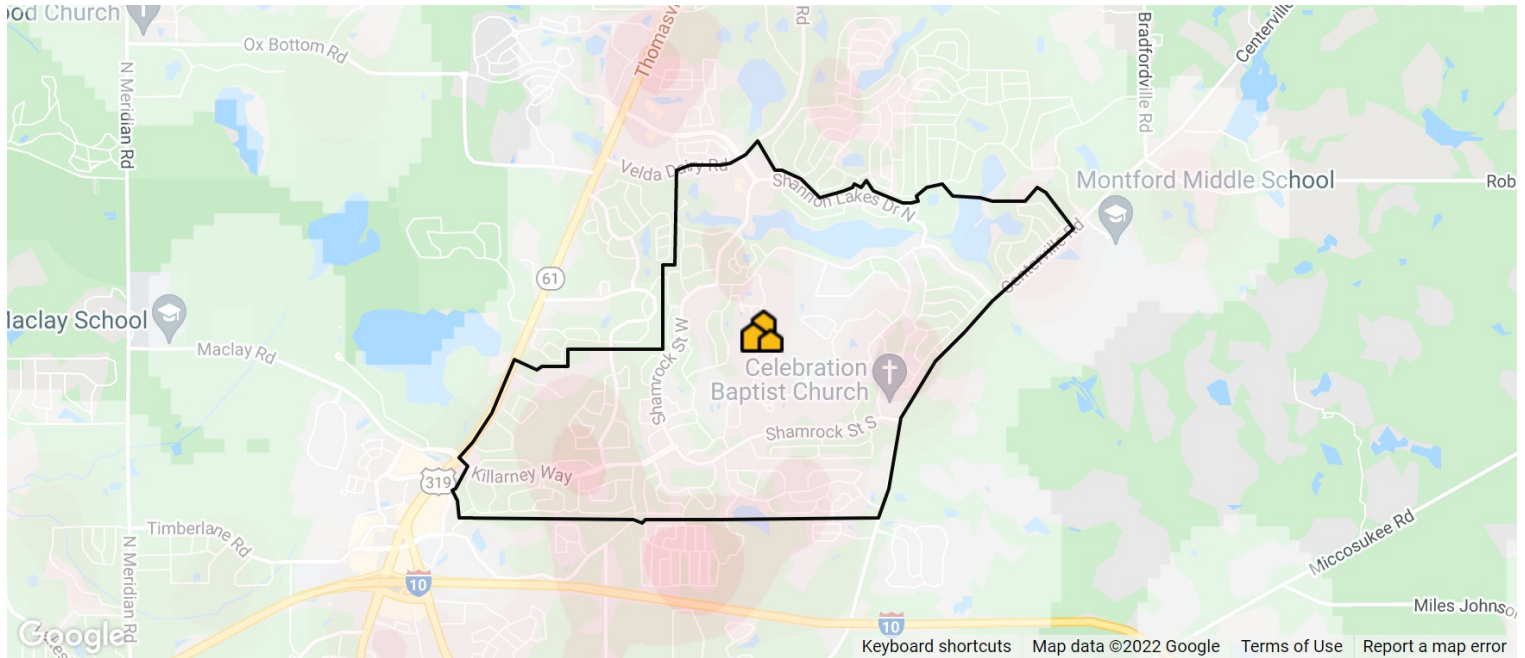
Change Over
Last 36 Months

↑ **26.58%**

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.

Killearn 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.

Total # of
Distressed Properties

5

Updated: 2/26/2022

of
Pre-Foreclosures

2

of
Foreclosures

0

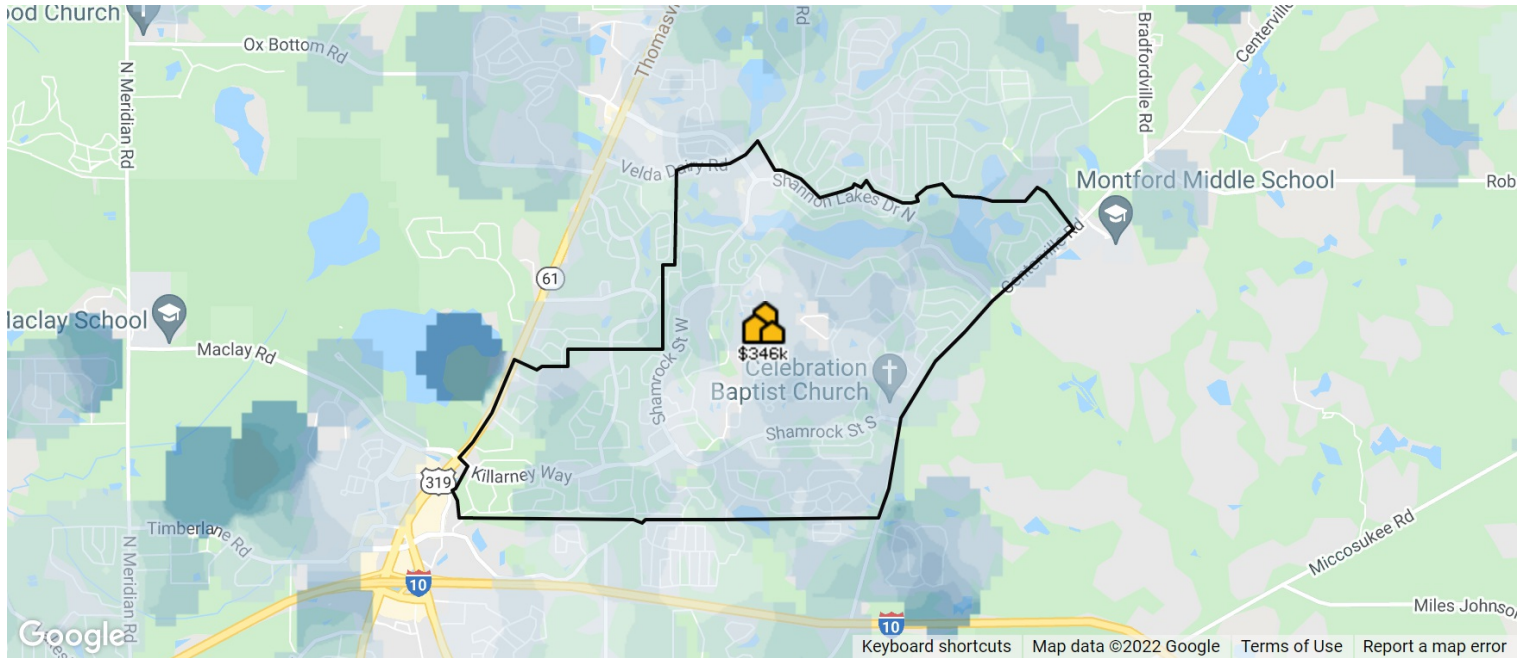
of
Foreclosed

3

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

Killearn in Tallahassee, FL

Market Snapshot: Sales Price



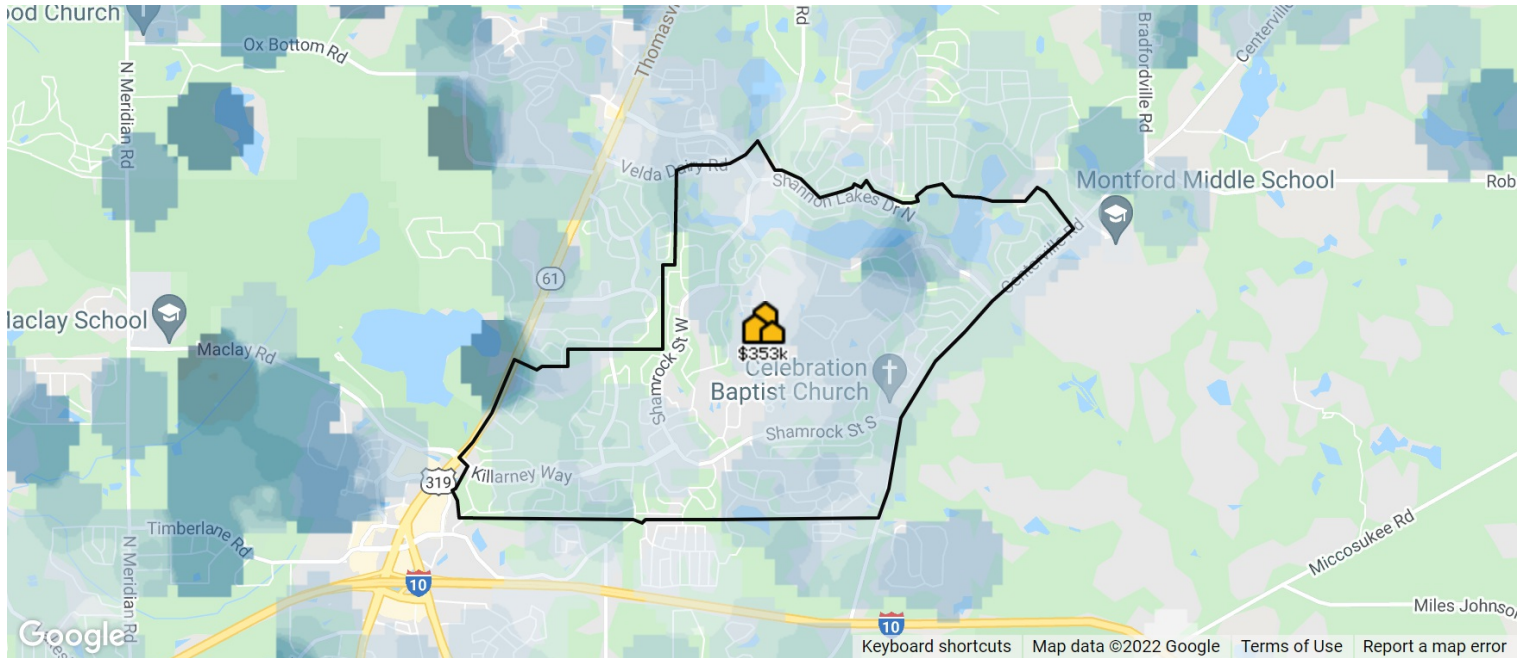
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
\$346K	↑ 8.59%	↑ 15.95%	↑ 16.93%	↑ 19.35%
Updated: 1/31/2022				

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

Killearn in Tallahassee, FL

Market Snapshot: List Price



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

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.

Median List Price

\$353K

Updated: 1/31/2022

Change Over
Last Month

⬆️ **6.89%**

Change Over
Last 3 Months

⬆️ **15.63%**

Change Over
Last 12 Months

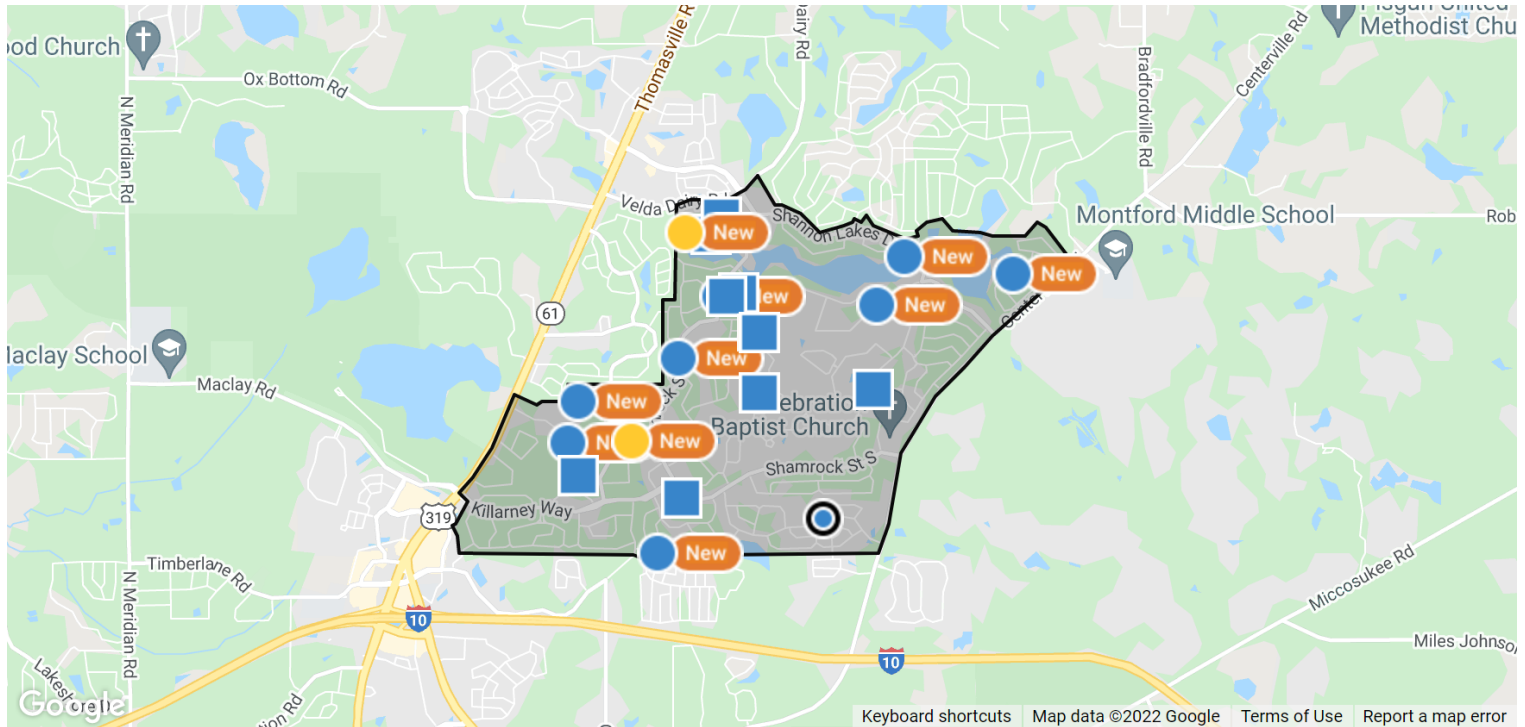
⬆️ **23.73%**

Change Over
Last 24 Months




⬆️ **35.65%**

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

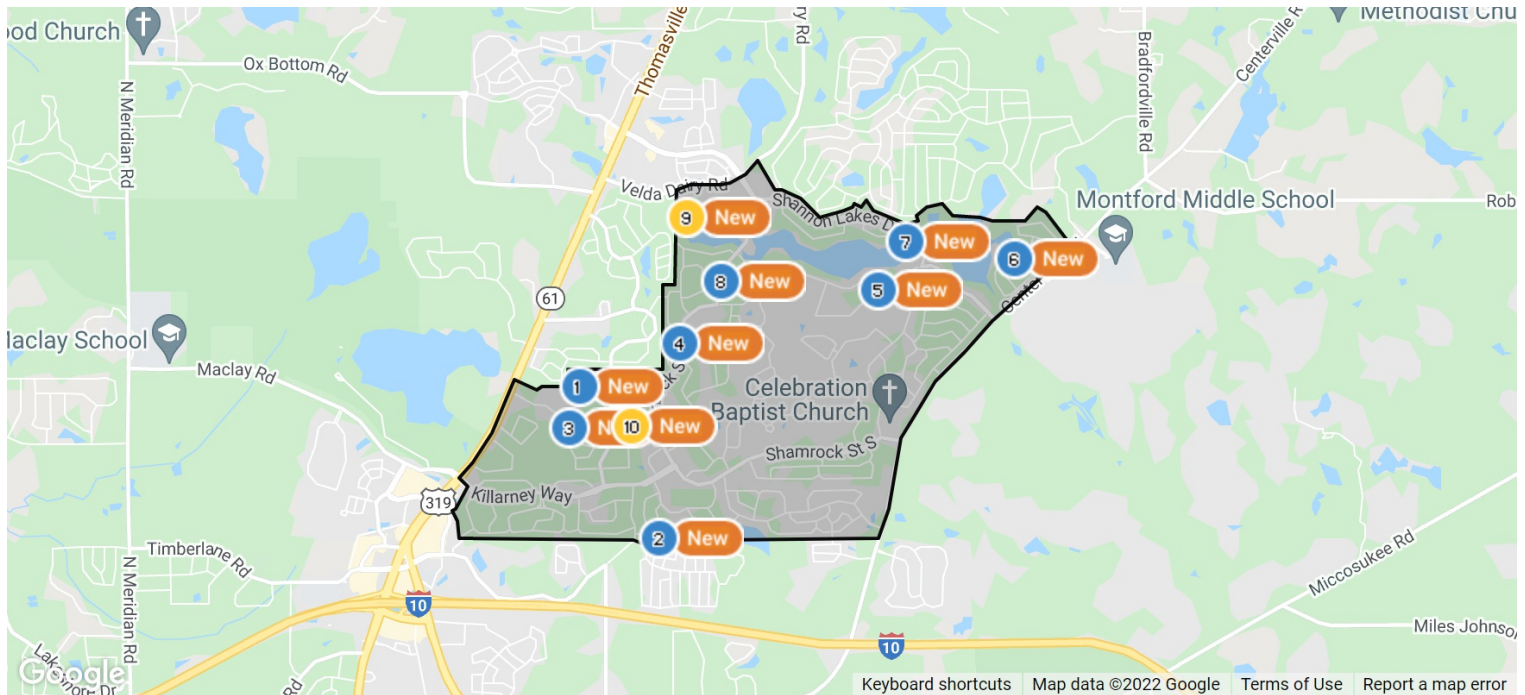
Market Activity Summary Stats



Search Criteria **Location:** Killeam 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	 Pending	 Closed
Number of Properties	10	1	10
Low Price / Value	\$1,395	\$519,900	\$225,000
Median Price / Value	\$380,000	\$519,900	\$302,450
High Price / Value	\$515,000	\$519,900	\$1,700,000
Average Price / Sq. Ft.	\$144	\$222	\$240
Median Price / Sq. Ft.	\$170	\$222	\$185
Average Days in RPR	6	16	50
Median Days in RPR	7	16	36
Total Volume	\$3,223,295	\$519,900	\$4,714,900

Killearn in Tallahassee, FL



New Listings: 10



1 ● Active MLS ID: 342421

3792 Forsythe Way

Single Family

4/3

2,786

18,295

1973

2/18/2022

\$416,000

\$149

This beautiful home, situated on a large corner lot, with over 2700 square feet features a one-of-a-kind yet functional floor plan with many updated touches throughout. ROOF 2015, HVAC 2011 ~ Floor plan includes four spacious bedrooms, 2 full bathrooms and a half bath for guests. Gleaming hardwood floors throughout all living areas including both the formal living & dining rooms, office nook and kitchen. The kitchen boasts bar seating, loads of counter space, plentiful storage, newer appliances and opens to a family room with fireplace. French doors open up to an expansive 300+ sq. ft. sunroom with wonderful potential to be anything you want. Owner's suite has a beautifully renovated master bathroom. The gorgeous brick paved patio, lush landscaping and sizable screened-in porch all within the privacy fenced backyard make this home excellent for entertaining. Other features include plantation shutters on front, lower level windows, new carpet in the second level bedrooms and moldings throughout.

Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY



2 ● Active MLS ID: 342564

2703 Ohara Ct

Single Family

3/2

2,045

23,958

2019

2/23/2022






\$515,000

\$252




Stunning, high-end home built in 2019 on a tree-lined cul-de-sac in established, close-in Killearn Estates // Fully open floor plan with wide V-shaped design that lets in loads of natural light // Designated flex room or office in addition to the three bedrooms // Kitchen has real marble and butcher block counter tops, separate dining area, big bar island, as well as state-of-the-art appliances and massive pantry // Huge living area has built in shelves around the gas fireplace and entertainment area // Screened porch and separate patio overlook the fully-fenced, green backyard // Master suite has luxurious closet, spa-style bathroom and large sleeping quarters // Other two bedrooms are down a private hall to maximize privacy // Laundry room has long drop zone and utility sink // Walk to AJ Henry Park & Trial System or drive five minutes to the Market District with Trader Joe's, Publix, dozens of restaurants and plenty of local shops

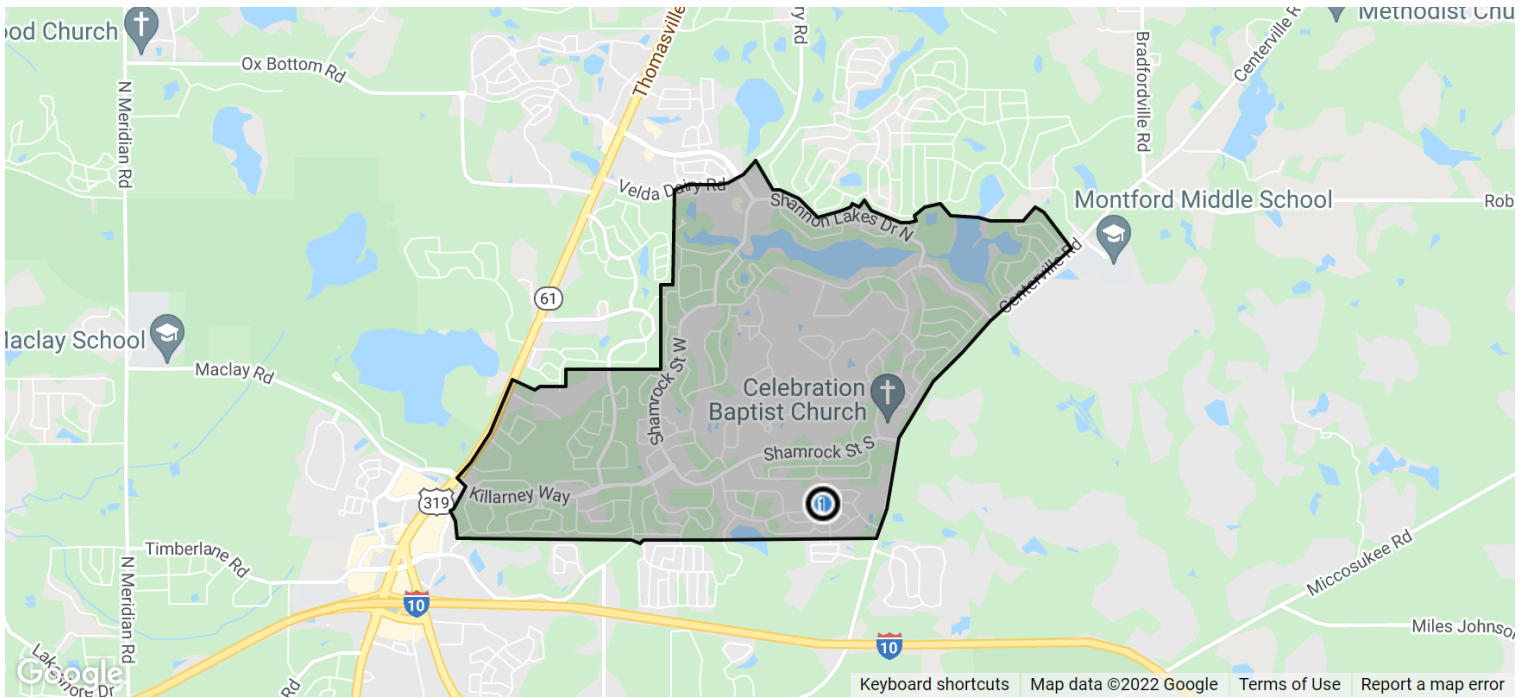
Listing Courtesy of COLDWELL BANKER HARTUNG

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	MLS ID: 342647							
	2301 Glenshire Ct	Single Family	4/3	2,121	16,117	1973	2/25/2022	\$375,000	\$177
Meticulously maintained by the same owners for more than thirty years, this all brick home is a "must see" classic. The Azaleas are already in bloom on this large corner lot on a cul-de-sac. There is plenty of room for grilling, entertaining, or relaxing on the huge back deck. Enjoy two living spaces - a large "formal" living area or the cozy den with a wood burning fire place. Spacious eat in kitchen opens to living spaces and the formal dining room. Stop by Sunday's open house and see if this is THE home for you!									
Listing Courtesy of THE NAUMANN GROUP REAL ESTATE									
	4 ● Active	MLS ID: 342676							
	4039 Brandon Hill Dr	Single Family	4/3	2,632	25,700	1977	2/25/2022	\$489,900	\$186
Beautifully Updated home Located in Desirable Killeam Estates on .59 acres! This home features a nice size family room with wood burning fireplace and bookcases, formal living and dining rooms, plus an additional sunroom/bonus room. Other features include an updated kitchen with new cabinets, quartz counter tops, tile backsplash and stainless steel appliances, lots of wood floors, New Roof in 2019, Updated HVAC 2017, inside laundry room, 3 full baths, a huge deck overlooking a large backyard, and a nice size mastersuite with his/her closets plus an updated master bathroom with an oversized walk in shower.									
Listing Courtesy of COLDWELL BANKER HARTUNG									
	5 ● Active	MLS ID: 342636							
	3130 Shamrock St E	Single Family	3/2	1,992	21,344	1985	2/25/2022	\$350,000	\$176
Highest and best offer with pre-qualification letter must be submitted by Monday, February 28 at 9:00 a.m. Kimberton/Killeam Estates! Super location! Very well-maintained home situated on almost 1/2 acre! Hardwood floors, eat in kitchen with bar. Large laundry room with lots of storage. 2 car garage with extra shelving. Wood fireplace with blower. Tiled sunroom looks out to the very private fenced backyard. Enjoy swimming in the spacious sparkling pool with newer liner. Storage shed. This home is so clean and neat! A MUST SEE! April 26th closing preferred.									
Listing Courtesy of HILL SPOONER & ELLIOTT INC									
	6 ● Active	MLS ID: 342350							
	4858 Ballygar Dr	Single Family	4/4	2,108	10,890	1988	2/18/2022	\$385,000	\$183
POOL home in Killeam Estates with 4 bedrooms & 3 Full baths! This home lives LARGE with an enclosed garage transformed into a guest suite downstairs with a private full bath and separate exterior access. This space can also be used as a home office. Owner suite is located upstairs with 2 additional bedrooms and hallway full bath. Eat-in Kitchen with bar seating. Powder bath next to foyer. Outdoor entertaining is easy with this manicured yard, walk in shed, large back porch over looking the sparkling fiberglass pool!!! Amazing neighborhood with friendly people and very walkable! Roberts Elem. And Montfort Middle are walking distance!									
Listing Courtesy of THE NAUMANN GROUP REAL ESTATE									
	7 ● Active	MLS ID: 342171							
	5092 Tallow Point Rd	Single Family	4/2	2,359	21,780	1979	2/11/2022	\$389,000	\$165
BOM-Financing fell through! Beautiful home with huge vaulted ceiling. Living room, Dining Room and Kitchen all open for entertaining and family gatherings! Master bedroom down and three up. Master bedroom has direct access to outside patio to enjoy that morning cup of java! Light everywhere. Newly refinished parquet floors, new paint inside and out. 2009 Tadlock roof, 2009 A/C, termite bond									
Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY									

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active	MLS ID: 342330							
	2998 Bayshore Dr	Single Family	3/3	2,025	6,534	1977	2/17/2022	\$300,000	\$148
Beautiful move in ready 3 Bedroom / 3 Full Bath Home in desirable Killeam Estates. (can easily be converted back to a 4 bedroom) Over 2000 square feet of living space and pond frontage!! Two living spaces, wood burning fireplace. Spacious Floor Plan. Beautiful master suite w/ dble sinks. Nice 16x23 Family Room w/beautiful flooring, w/vaults. Cozy 15x11 Living Room w/dining area, high ceilings. Nicely equipped kitchen w/bar. Nice paint colors throughout! Indoor utility room. Extra pantry storage. Amazing screened porch that opens to every room on the first floor, and neat balcony upstairs. Large screened patio deck. Washer/ Dryer 2019, Refrigerator 2021, Microwave 2019, Water Softener System 2018, 10 Windows and 2 Sliding glass doors 2017, Upstairs Central AC Unit replaced 2018, All New Floors, Upstairs AC Unit replaced 2018									
Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY									
	9 ● Active	MLS ID: 342348							
	2605 Cotuit Ln	Single Family	3/2	1,360	4,792	1991	2/17/2022	\$2,000 mo.	\$1
Wonderful location ~ Close to shopping and dining ~ Excellent schools ~ Freshly painted ~ New carpet ~Granite counter tops ~ W/D included ~ Two car garage ~ Fenced back yard with patio ~ Fireplace ~ Separate dining room.									
Courtesy of TALLY PROPERTY MANAGEMENT, LLC									
	10 ● Active	MLS ID: 342466							
	3701 Donovan Dr, Apt A	Condo/Townhouse/Apt.	3/3	1,200	11,761	1978	2/21/2022	\$1,395 mo.	\$1
Wonderful 3Br townhome is the desirable Killeam Estates. Spacious and open living space with private patio and tile flooring. Occupied until the end of February.									
Courtesy of KENT STRAUSS MGT & REAL ESTATE									



Pending: 1



1 Pending

MLS ID: 342065

2901 Fairchild Ct

Single Family

4/3

2,338

17,859

2/10/2022

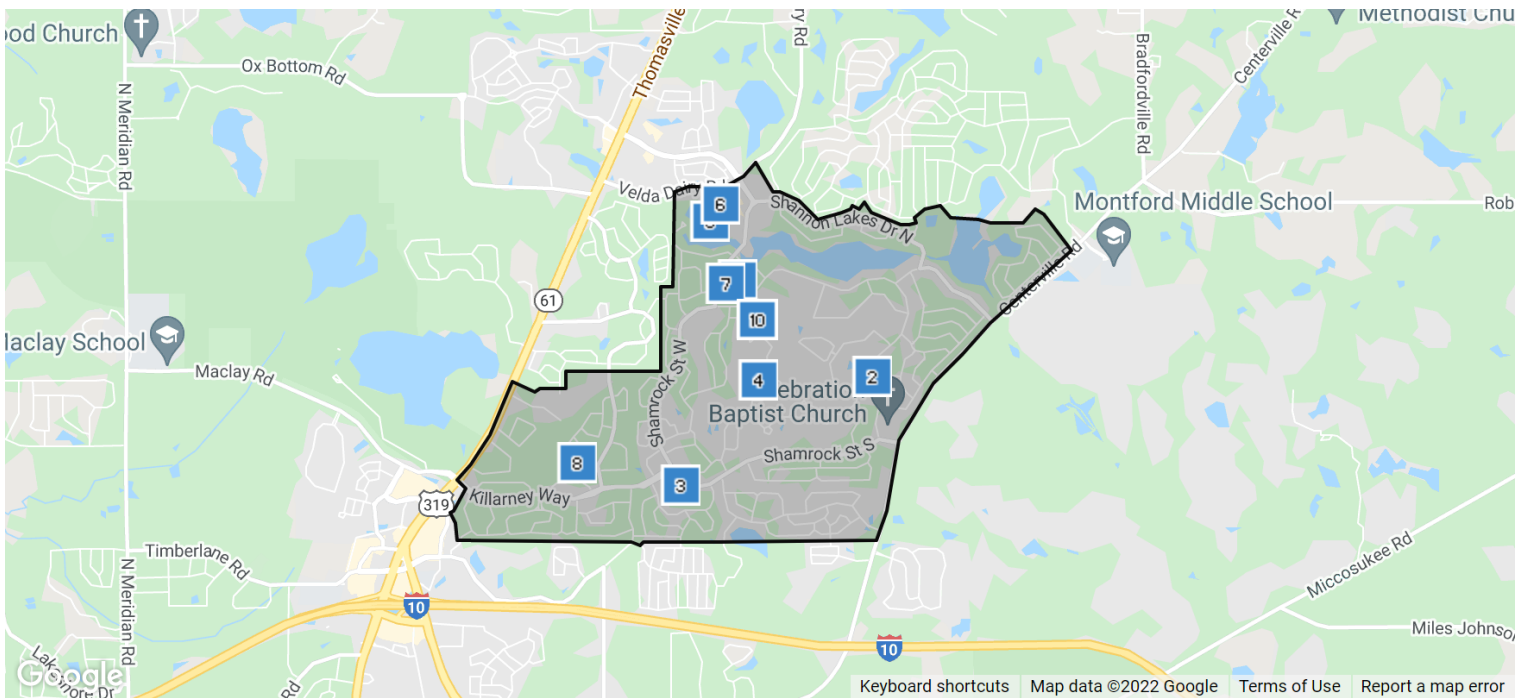
\$519,900

2/24/2022




\$222

Very desirable location in Killeam Estates, Custom built in 2016 and not your typical cookie cutter home. Nice .41 acre corner lot on a cul-de-sac with privacy fenced in backyard, covered front and back porches. Wood-like tile throughout main areas and bathrooms, GE Cafe series appliances, warm colors and thoughtful floorplan. Gas stove, hot water heater, and gas fireplace.

Listing Courtesy of COLDWELL BANKER HARTUNG








Closed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1 Closed	MLS ID: 340629							
	2954 Bayshore Dr	Single Family	3/2	1,431	6,969	1979	2/2/2022	\$270,000	\$189
<p>Ctg on financing and inspections. Please continue to show for back up contracts! Totally renovated! Don't miss this custom remodeled home in Killeam Estates. Vinyl plank floors throughout. Gorgeous kitchen with open shelves, quartz counters and stainless steel appliances including double stove. Separate huge master suite with walk in shower. Open living room enjoys fireplace and French doors with massive deck overlooking the nature view (normally a pond behind house - dry now). 3rd bedroom used as office with barn doors. AC 2017 Roof 2013. 2 parks nearby along with shopping and restaurants</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>									
	2 Closed	MLS ID: 340490							
	3218 Shamrock St E	Single Family	4/4	2,858	27,007	1988	1/28/2022	\$487,000	\$170
<p>Conveniently located and perfectly positioned on a large lot, this totally renovated home has so much to offer! Two ensuite bedrooms - one downstairs and one upstairs! The upstairs suite is complete with a coffee bar/mini refrig and separate entrance through the garage - perfect for in-laws or a rental. The downstairs suite has its own private deck overlooking the back yard. Two living spaces offer plenty of room to spread out or use one as an office. ... And saving the best for last... THE KITCHEN is beautiful with a long center island for bar seating or gathering. Roof 2015, Gutters (2019) HVAC 2016, Windows and Slider Doors (2018) Kitchen Appliances (2020).</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>									
	3 Closed	MLS ID: 341009							
	2809 Shamrock St S	Single Family	4/3	2,254	41,382	1975	1/31/2022	\$410,000	\$182
<p>Charming pool home on large flat lot and almost an acre! Well maintained with beautifully updated hall and half baths. This home features an eat in kitchen with bar that opens to the family room and overlooks the expansive private back yard, hardwood floors and some tile throughout (No Carpet), lots of closet space in the master bedroom with one large walk in closet, huge screened porch with attached workshop, porch overlooks the concrete swimming pool, firepit and play area.</p> <p><i>Courtesy of SUPERIOR REALTY GROUP LLC</i></p>									





Closed: 10 (cont.)

Closed: 10 (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: 335497						
2905 Tyron Cir	Single Family	5/3	2,928	27,878	1972	2/24/2022	\$475,000	\$162
<p>MOVE in Ready!! Newly renovated Beautiful 5 bedroom / 3 bathroom home. In one of the most prestigious areas in Killeam Estates. Club nearby for the golfers, dining, swimming, etc. Golf course view. Renovations Include, New floors, New bathrooms (countertops, sinks, and toilets in all 3 bathrooms), New paint, Removal of walls For more Open Floor, Removal of trees in the backyard (led to open land that can now be used), New light fixtures. BRAND NEW LANDSCAPING IN THE BACKYARD!!! Existing inventory/amenities: Optional master BR/BA down or up. Huge deck-43x14 for grilling out. Roof Perfect Condition Updated kitchen (2021): granite counters, backsplash, New Cabinets, range/oven, dishwasher. Refrigerator & microwave. HVAC. Updated windows, doors, plantation shutters. Gas fireplace. Over-sized garage.</p> <p>Courtesy of ANCHOR REALTY FLORIDA</p>								
	5 Closed	MLS ID: 341244						
2625 Cotuit Ln	Single Family	3/2	1,539	5,227	1991	2/22/2022	\$304,900	\$198
<p>Gorgeously, freshly renovated house in low maintenance neighborhood of Kinsail within Killeam Estates, with the low HOA dues covering lawn care // Flat lot on tree canopied cul-de-sac is walking distance to restaurants and sundries, and just a short bike or car ride to the Kerry Forest Parkway chain of shops and grocery stores// Kitchen was gut-renovated, opened to the living area and includes custom wood cabinets, butcher block island, granite countertops, loads of storage and a tasteful tile backsplash // Living room has space-saving gas-in-wall fireplace, vaulted ceilings and loads of natural light from the front window// Large master bedroom has plenty of room for furniture and the totally renovated bathroom has double sinks, subway tile-lined separate tub and shower, plus a sizable walk-in closet // Even the hall bath was updated // Sturdy vinyl plank flooring in living areas, ceramic tile in baths and comfy carpet in bedrooms</p> <p>Courtesy of COLDWELL BANKER HARTUNG</p>								
	6 Closed	MLS ID: 340581						
2620 Yarmouth Ln	Single Family	3/3	1,551	5,227	1992	2/16/2022	\$300,000	\$193
<p>Beautifully kept home in desirable Northeast Tallahassee in wonderful school zones! This property features a fenced in backyard, two car garage, three nice sized bedrooms, and 2.5 baths. Inside, we have a lovely foyer entrance. Downstairs, we have new vinyl plank flooring in the living area and master bedroom. Upstairs, we have carpeted bedrooms and a loft overlooking the living area. Incredible opportunity to make this Northeast Tallahassee home your own! 30 year roof was installed in 2010. Measurements approximate. Buyer to verify if important. Professional photos to come!</p> <p>Courtesy of THE ELITE GROUP</p>								
	7 Closed	MLS ID: 340971						
4464 Bayshore Cir	Single Family	3/2	1,266	5,662	1993	2/18/2022	\$248,000	\$196
<p>Enjoy a low maintenance yard/exterior with screened porch and plenty of room for grilling, entertaining or just enjoying a quiet outdoor space. Great location - walking distance to neighborhood parks, Shannon Lakes, Restaurants, and much more. "A" Rated school zone. This home lives large boasting open floor plan in living/kitchen/dining area framed with soaring vaulted ceilings and a cozy wood burning fire place. Fresh Interior Paint (12/2021), Roof (2016), HVAC (2018), Water Heater (2021).</p> <p>Courtesy of THE NAUMANN GROUP REAL ESTATE</p>								
	8 Closed	MLS ID: 341763						
2301 Braeburn Cir	Single Family	4/2	1,674	17,424	1973	2/18/2022	\$295,000	\$176
<p>Come on Home!!! This move-in ready 4 bedroom 2 bath house is ready for its New Homeowners!! Talk about location too!! Just minutes from shopping, restaurants, and the interstate!! This home features a traditional style layout, with a living room/ dining area, kitchen in the middle and family room off the kitchen. From the family room, a Sliding glass door leads you out to the spacious fenced in backyard with a patio! Then a hallway leads to you down to the guest bathroom and all 4 bedrooms! House has been freshly painted. New vinyl plank floors as well as new carpet in the bedrooms! This a MUST SEE!!</p> <p>Courtesy of GOLDEN PROPERTIES & INVESTMENT</p>								

Closed: 10 (cont.)

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.	
	9		Closed	MLS ID: 339260					
	3084 Ironwood Dr	Condo/Townhouse/Apt.	3/3	2,114	4,356	1981	11/29/2021	\$1,700,000 mo.	\$804
	Spacious and Updated 3bedroom 3FULL bathrooms in Killeam Estates. <i>Courtesy of TRICIA BRYARS REALTY, INC.</i>								
	10		Closed	MLS ID: 340544					
	3108 Ironwood Dr	Condo/Townhouse/Apt.	3/3	1,714	2,178	1981	2/16/2022	\$225,000	\$131
	Walk to an afternoon round of golf at the Killeam Golf and County Club. Open and bright contemporary townhome in a very private setting under beautiful shade trees. Sip your morning coffee on your shaded, very private deck. Vaulted master bedroom/loft with skylights, adjoining bath and large walk in closet. Two additional bedrooms each with a full bath. Recent laminate flooring throughout main living area.. Great room with fireplace opens to privacy fenced deck. Roof 2017, HVAC 2021, water heater 2020, new dishwasher and refrigerator and range within the last 5 years.ceramic top stove. Lovely neighborhood.Tucked away in desirable Killeam Estates. <i>Courtesy of JOE MANAUSA REAL ESTATE</i>								

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>

