

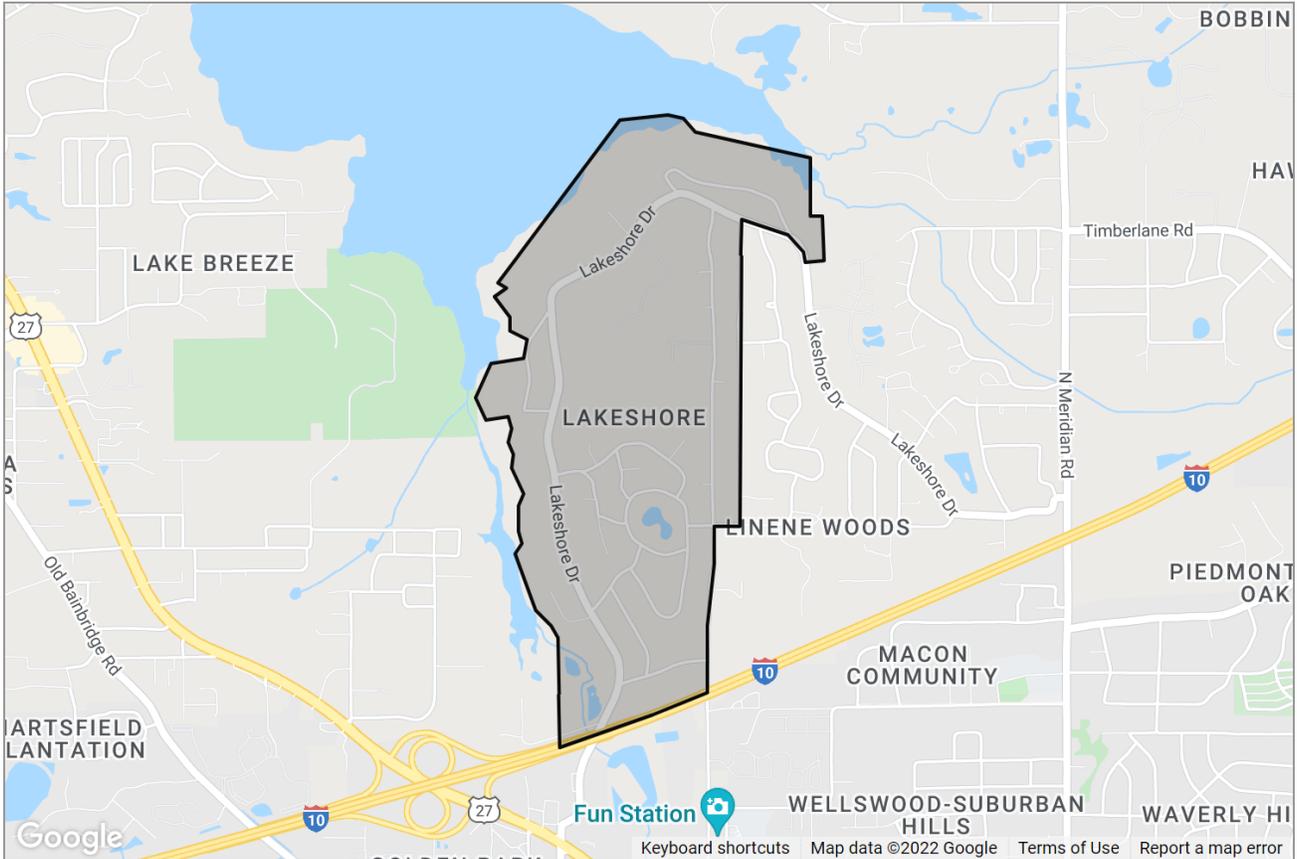


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

Lakeshore in Leon County, FL



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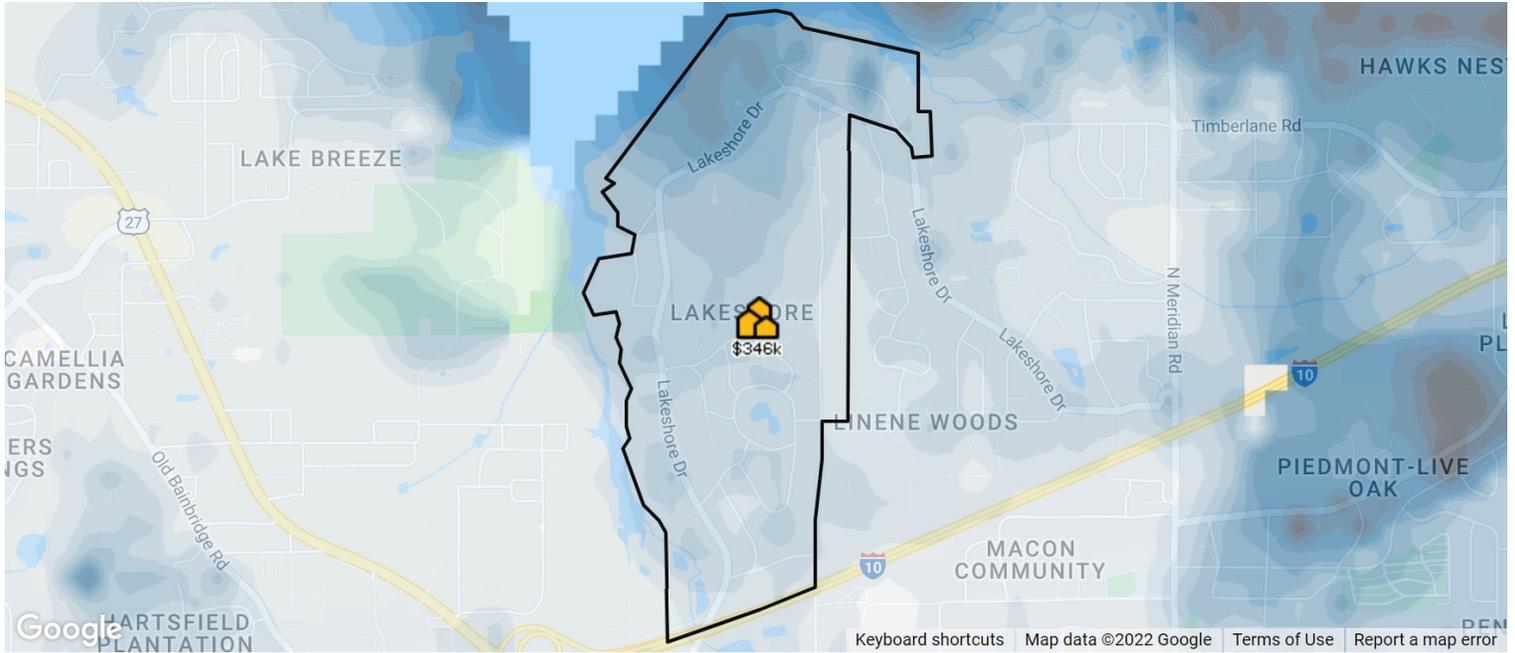
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Lakeshore in Leon County, FL

Market Snapshot: Estimated Home Values



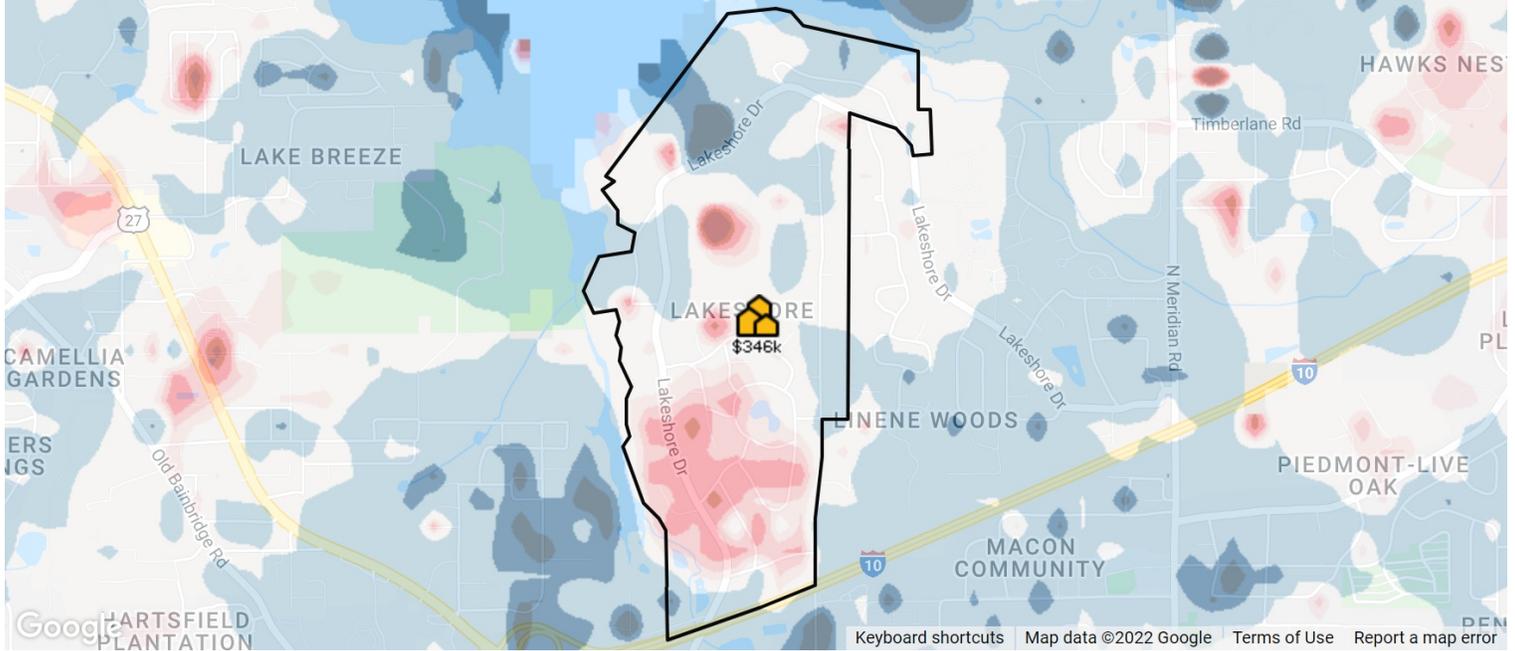
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$346K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 2.71%</p>	<p>Change Over Last 3 Months</p> <p>↑ 3.54%</p>	<p>Change Over Last 12 Months</p> <p>↑ 18.54%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.9%</p>
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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.

Lakeshore in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



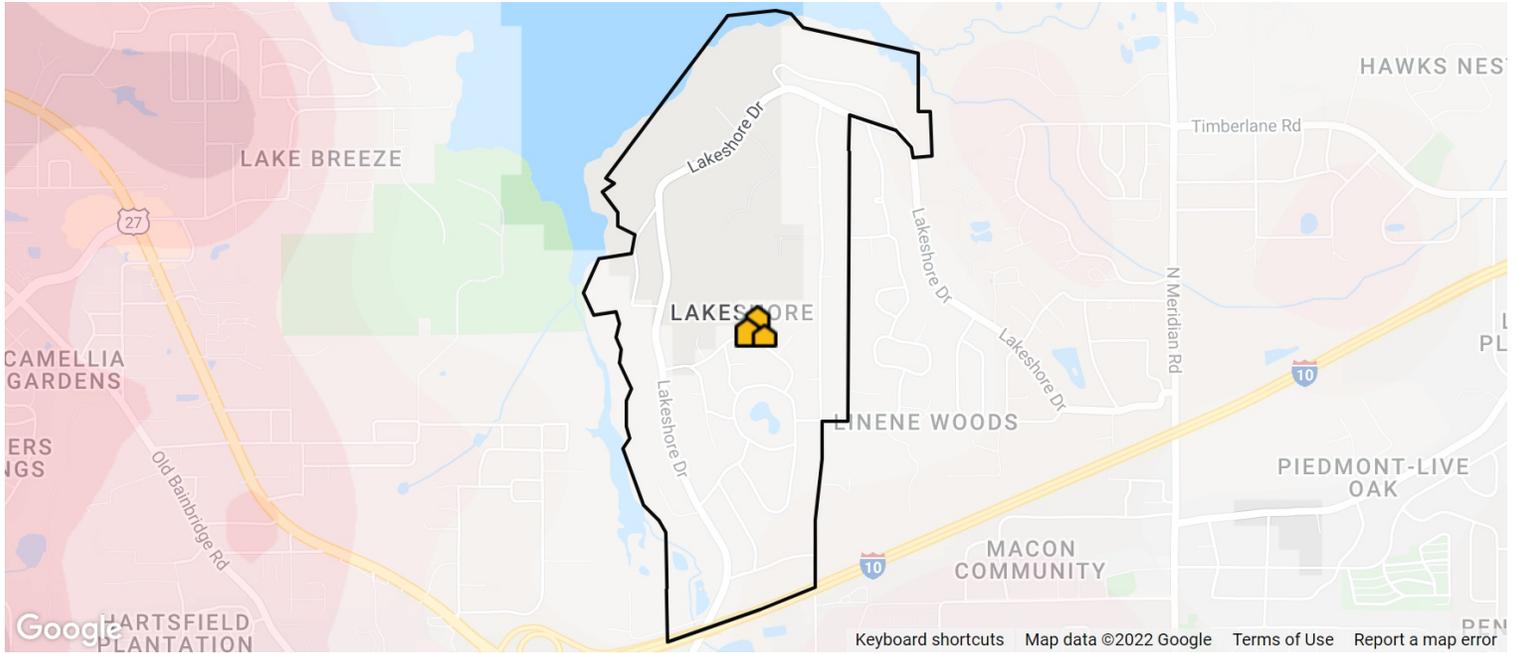
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$346K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 18.54%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.9%</p>	<p>Change Over Last 36 Months</p> <p>↑ 20.24%</p>
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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.

Lakeshore in Leon County, FL

Market Snapshot: Concentration of Distressed Properties



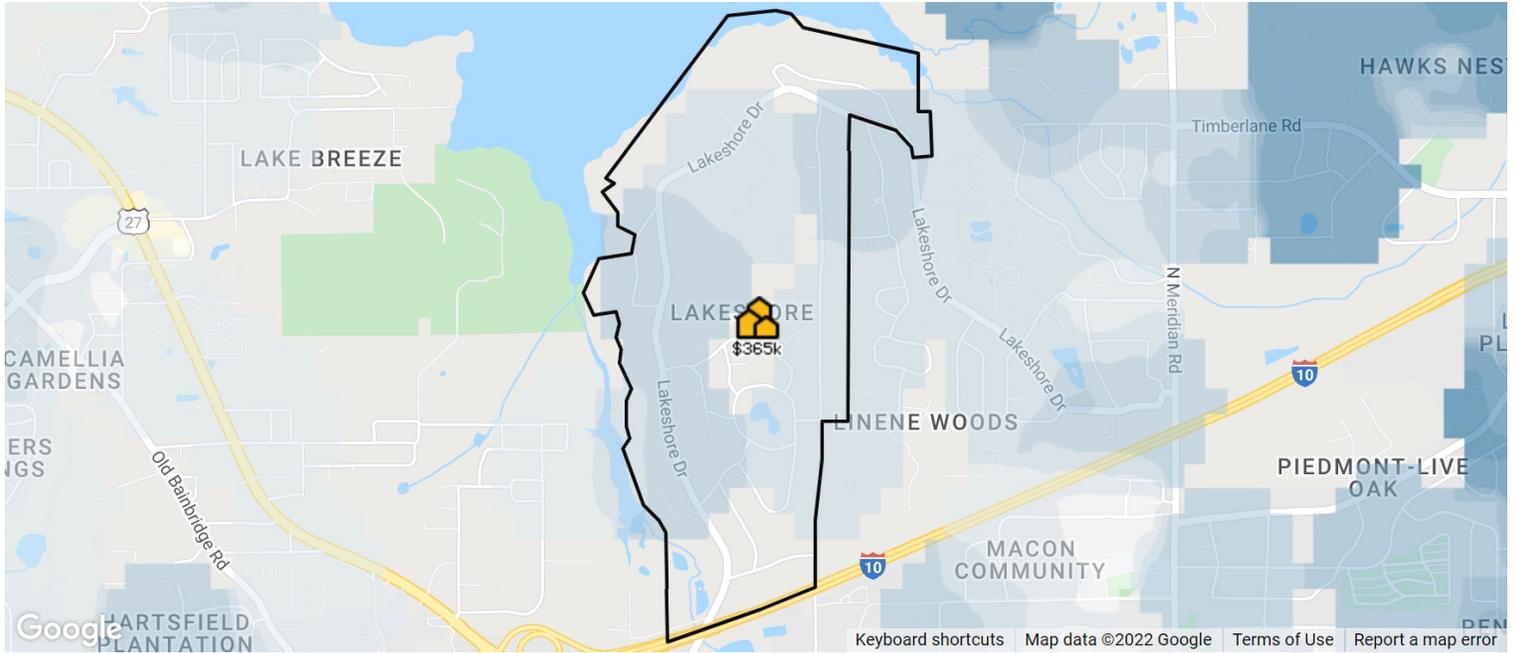
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 2/26/2022</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/26/2022.

Lakeshore in Leon County, 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>\$365K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 3 Months</p> <p>↓ 3.92%</p>	<p>Change Over Last 24 Months</p> <p>↑ 60.79%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

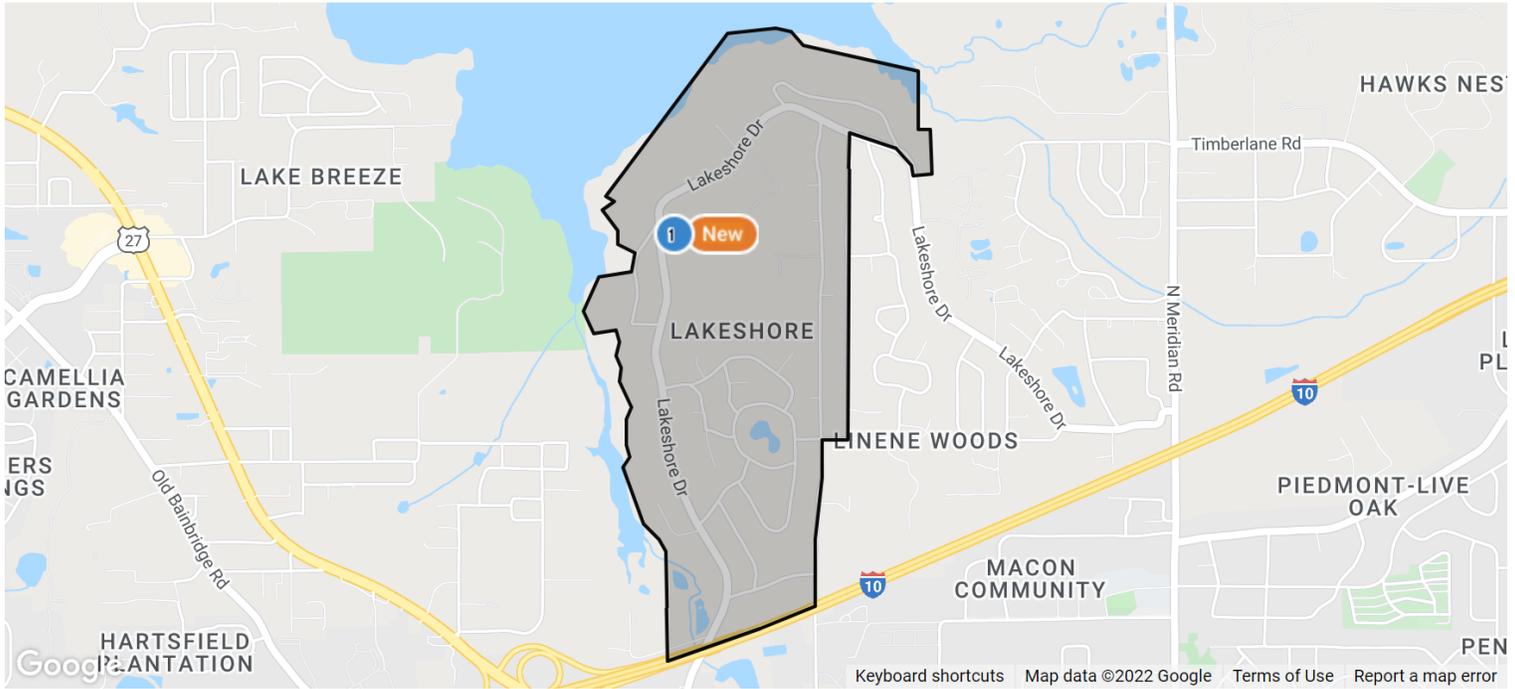
Market Activity Summary Stats



Search Criteria | **Location:** Lakeshore in Leon County, 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	1	4
Low Price / Value	\$950,000	\$2,000
Median Price / Value	\$950,000	\$385,000
High Price / Value	\$950,000	\$750,000
Average Price / Sq. Ft.	\$161	\$129
Median Price / Sq. Ft.	\$161	\$150
Average Days in RPR	51	61
Median Days in RPR	51	44
Total Volume	\$950,000	\$1,522,000

Lakeshore in Leon County, FL



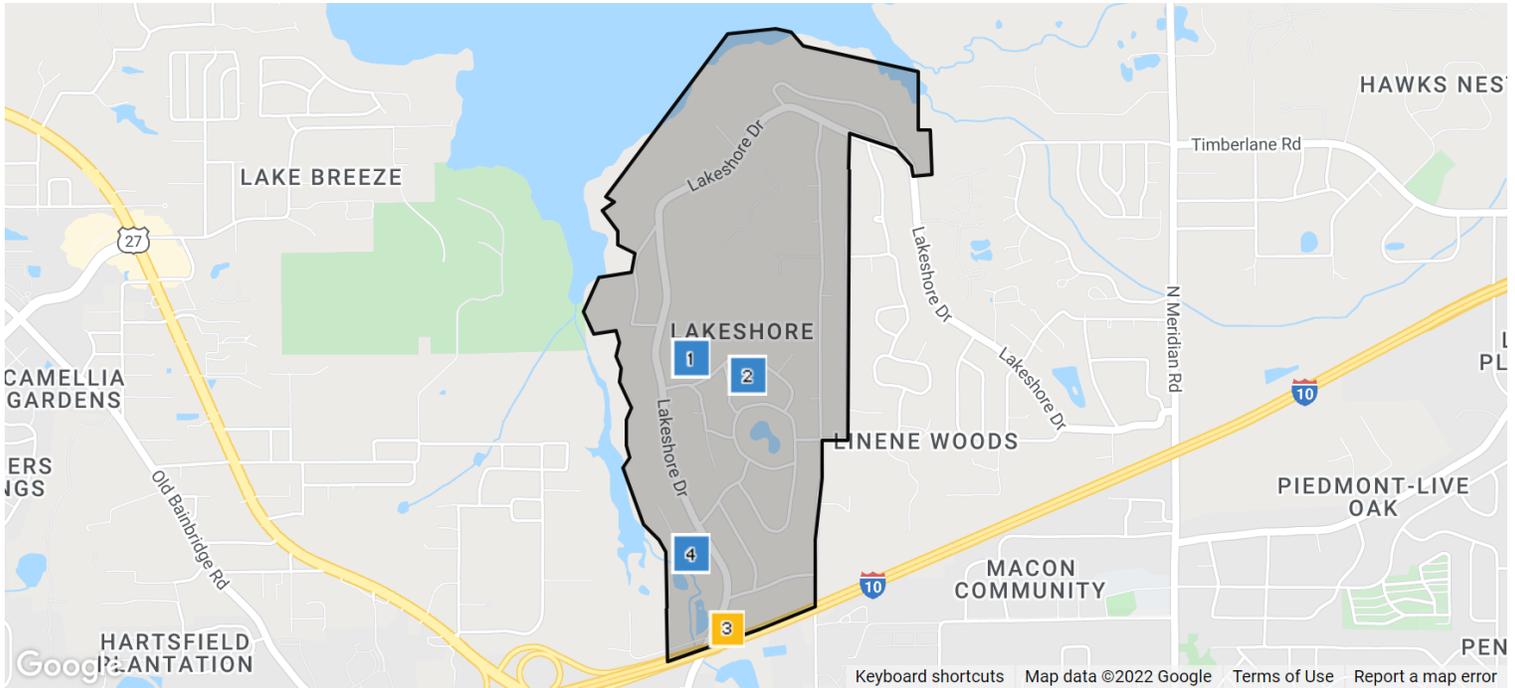
New Listings: 1



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 ● Active <i>MLS ID: 340880</i>	Single Family	5/5	5,896	140,263	2006	1/6/2022	\$950,000	\$161

Parade of Homes Award-winning home in a beautiful gated community. This gorgeous 5bd/5bth home features soaring ceilings, wooden floors throughout, granite counters, extra-large theater, and game room, private mother-in-law suite with full bath, 3 car garage, 2015 upgrades and more. Private and peaceful front and back porches overlooking pristine waterfall on 3.22 panoramic view acres with deer and mature hardwood trees. Only 10 minutes to Downtown/FSU and Tallahassee's best private schools. Must see to appreciate! Make sure to take a look at the virtual tour in the details section of listing. Also, lease to purchase option is available.

Listing Courtesy of KOZLOSKI REALTY, LLC



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: 338970</i> 3448 Dorchester Ct</p> <p>Expansive four bedroom, four bath all-brick home located on quiet cul-de-sac. The master-bed room features a handicap accessible bath with shower and ADA therapeutic walk-in tub. Each bedroom has entry into its own bathroom. The large screened back porch overlooks a huge flat backyard and will be perfect for entertaining. Multiple space makes this home easily configurable for multiple living arrangements with in law suite possibilities.</p> <p><i>Courtesy of MCLAUGHLIN REAL ESTATE GROUP</i></p>	Single Family	4/4	3,154	39,204	1997	11/30/2021	\$405,000	\$128
 <p>2 Closed <i>MLS ID: 339592</i> 724 Eleazer Pl</p> <p>POOL home in Lakeshore area located on private cul de sac! Enjoy 4 bedrooms in entertaining designed home complete with updated kitchen that features granite counter tops, soft closing drawers and cabinets, SS appliances, and tile backsplash. All bathrooms renovated with marble or granite counters. Enjoy peace of mind with whole house natural gas generator. Saltwater pool comes with safety fence. Spacious cleared side yard for all of your outdoor desires! Hummingbird garden, various citrus trees, and blueberry bushes present in this gorgeously landscaped lot!</p> <p><i>Courtesy of JOE MANAUSA REAL ESTATE</i></p>	Single Family	4/4	2,124	40,075	1983	12/10/2021	\$365,000	\$172
 <p>3 Closed <i>MLS ID: 339341</i> 2961 Lakeshore Dr</p> <p>Updated 4 Bedroom 3 Bathroom with large open floor plan.</p> <p><i>Courtesy of MATTOX REALTY, INC</i></p>	Single Family	4/3	2,225	29,621	1957	1/11/2022	\$2,000 mo.	\$1

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								
	3038 Lakeshore Dr	Single Family	4/4	3,505	128,937	1989	11/30/2021	\$750,000	\$214
<p>This stunning home is an outdoor entertainer's dream in a peaceful location close to the interstate, shopping, restaurants, and entertainment. A screened and heated pool with an adjacent outdoor kitchen is perfect for the cook who doesn't want to miss out on the fun. Spend Summer evenings strolling along the nearly three acres leading to the Megginis Arm of gorgeous Lake Jackson or enjoying the stunning butterfly habitat. A spacious paneled office is perfect for relaxing and focusing on work, and an artist's room provides a getaway from everyday life. Two fireplaces in both living spaces exemplify the dignified and warm, welcoming energy this home brings to its residents. A spacious master bedroom serves as an oasis with a refurbished getaway of a bath and a huge walk-in closet big enough for a celebrity and organized enough for Marie Kondo. If you love to sip coffee while getting ready in the morning, the coffee station in the closet saves you a trip to the kitchen.</p>									

Courtesy of JOE MANAUSA REAL ESTATE

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>

