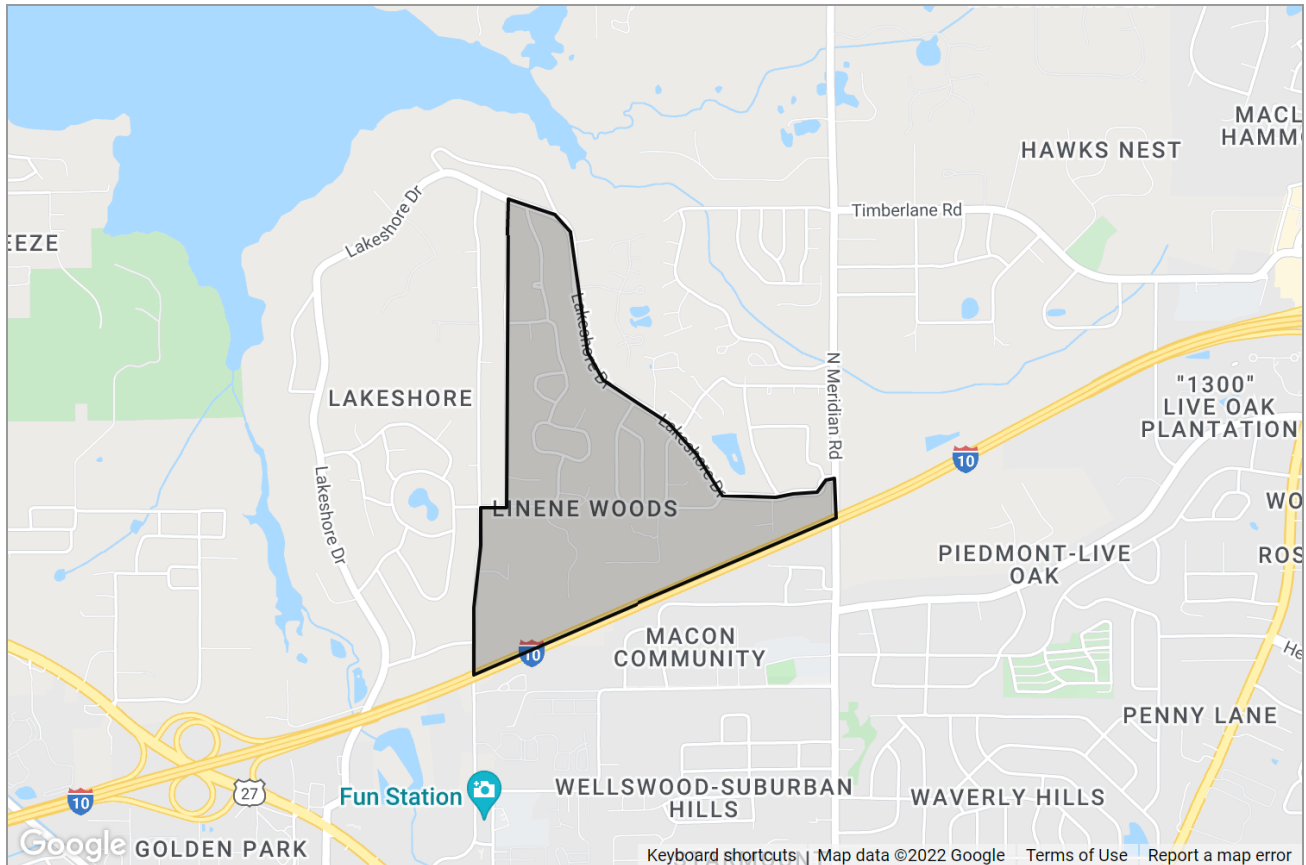


MARKET ACTIVITY REPORT

Linene Woods in Leon County, FL



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



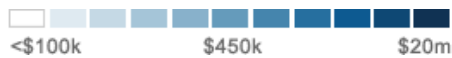
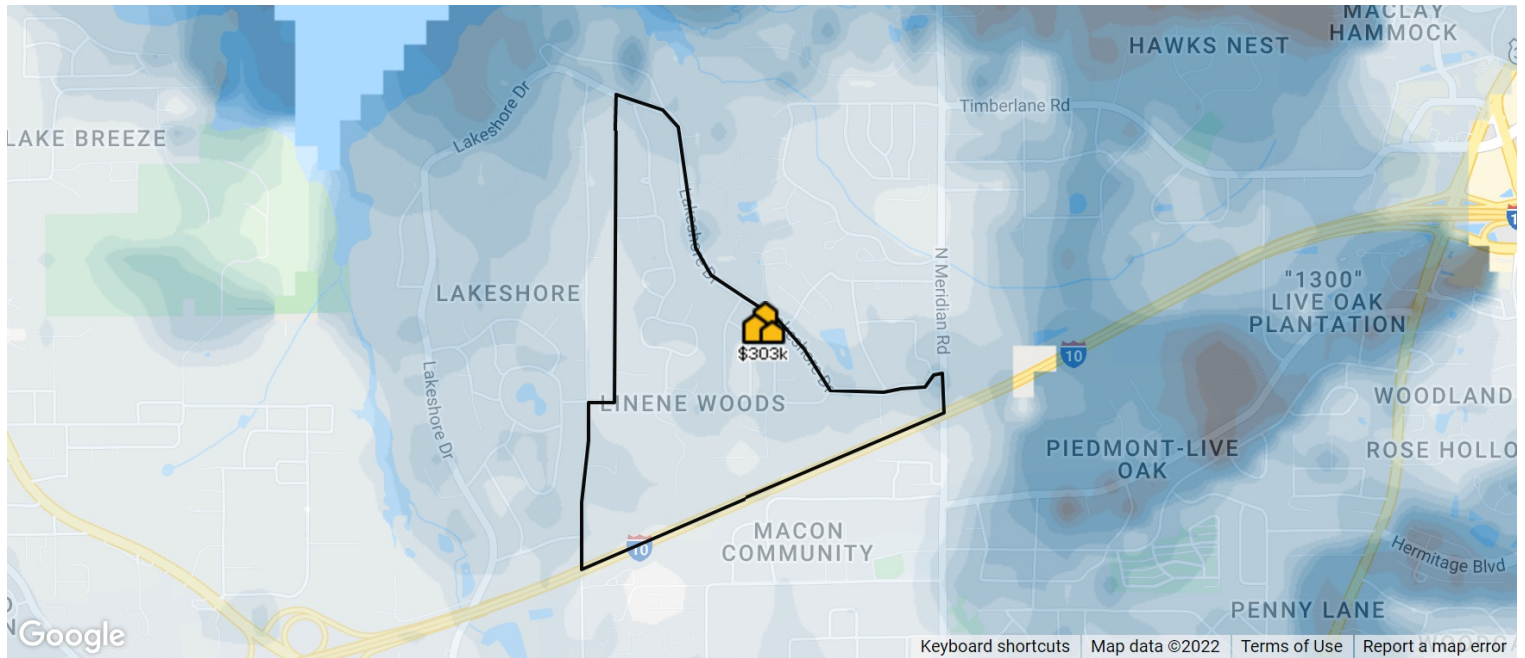
Work: (850) 203-0209 | Mobile: (850) 203-0209

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

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

Linene Woods 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.

Median Est. Home Value

\$303K

Updated: 1/31/2022

Change Over
Last Month

↑ **0.75%**

Change Over
Last 3 Months

↑ **1.12%**

Change Over
Last 12 Months

↑ **13.42%**

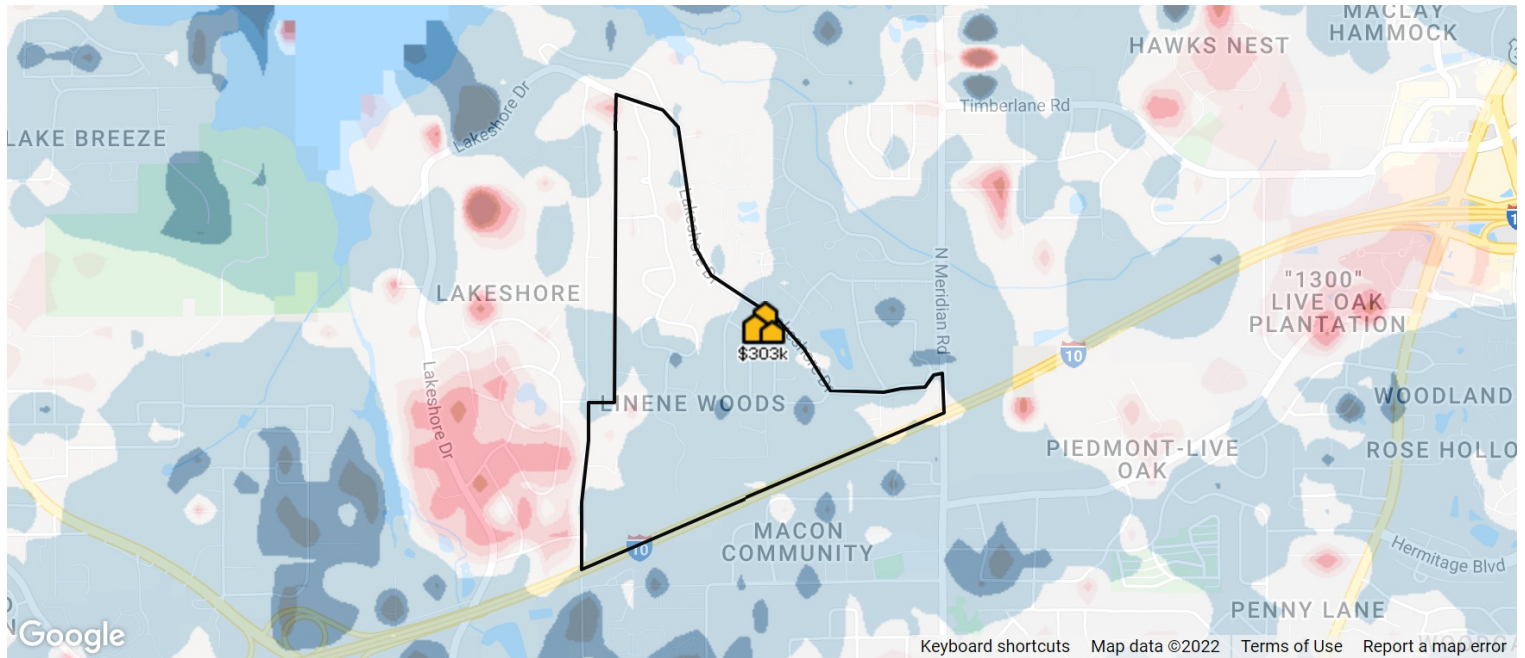
Change Over
Last 24 Months

↑ **22.83%**

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.

Linene Woods in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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.

Median Est. Home Value

\$303K

Updated: 1/31/2022

Change Over
Last 12 Months

↑ **13.42%**

Change Over
Last 24 Months

↑ **22.83%**

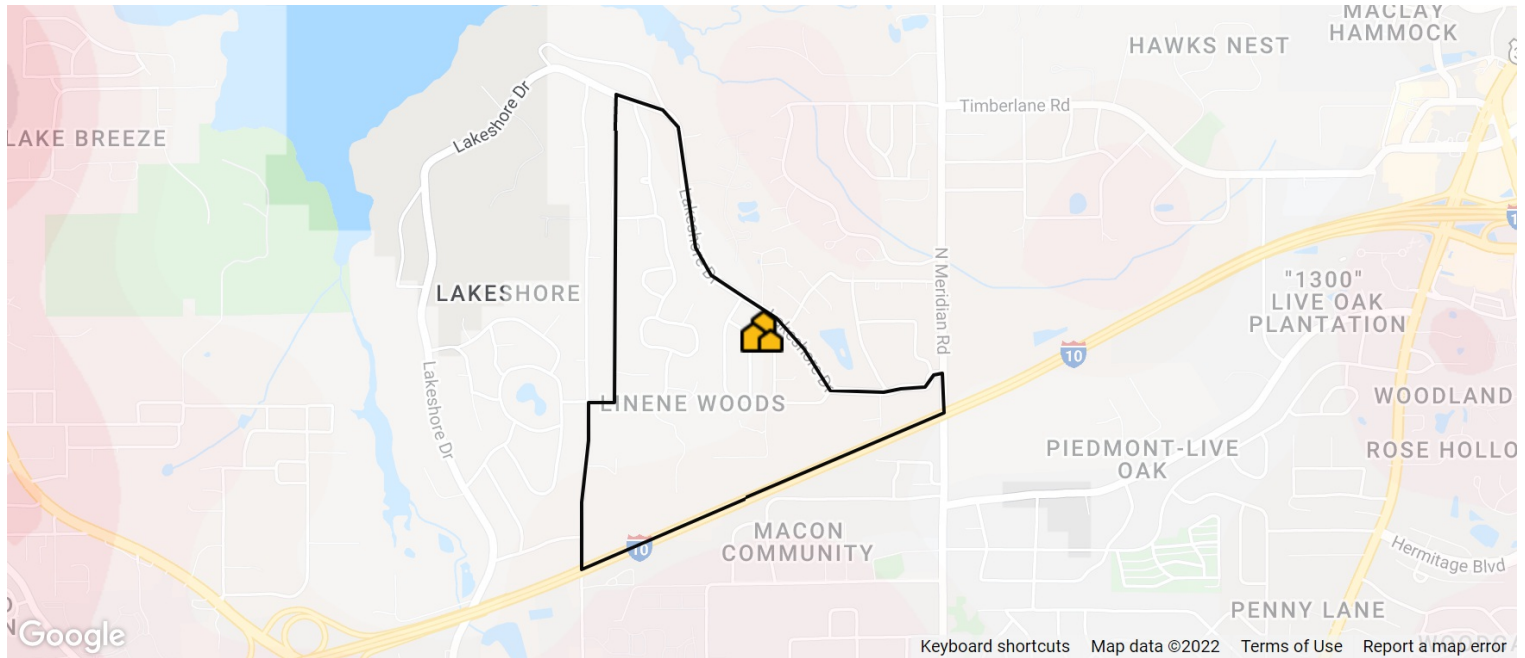
Change Over
Last 36 Months

↑ **26.02%**

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.

Linene Woods 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.

Total # of
Distressed Properties

0

Updated: 2/26/2022

of
Pre-Foreclosures

0

of
Foreclosures

0

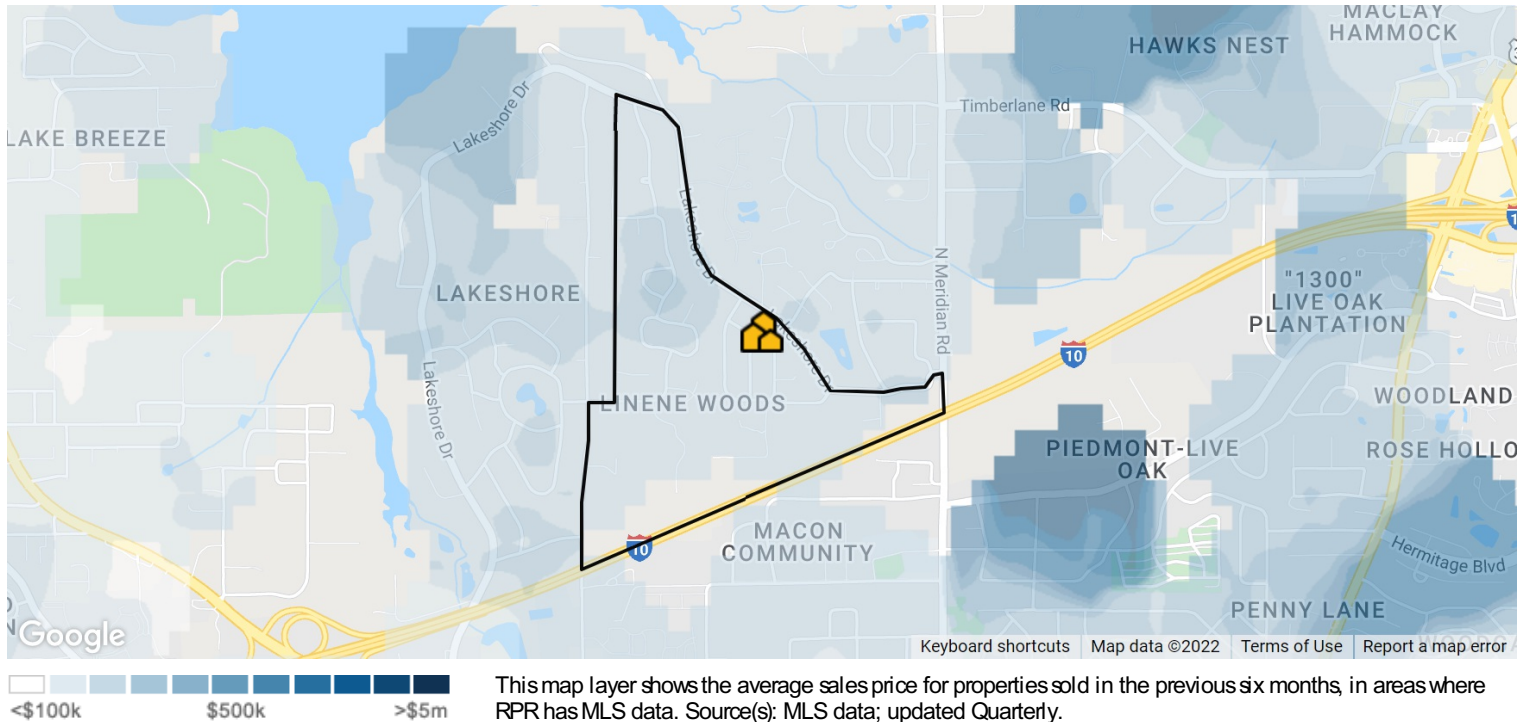
of
Foreclosed

0

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

Linene Woods in Leon County, FL

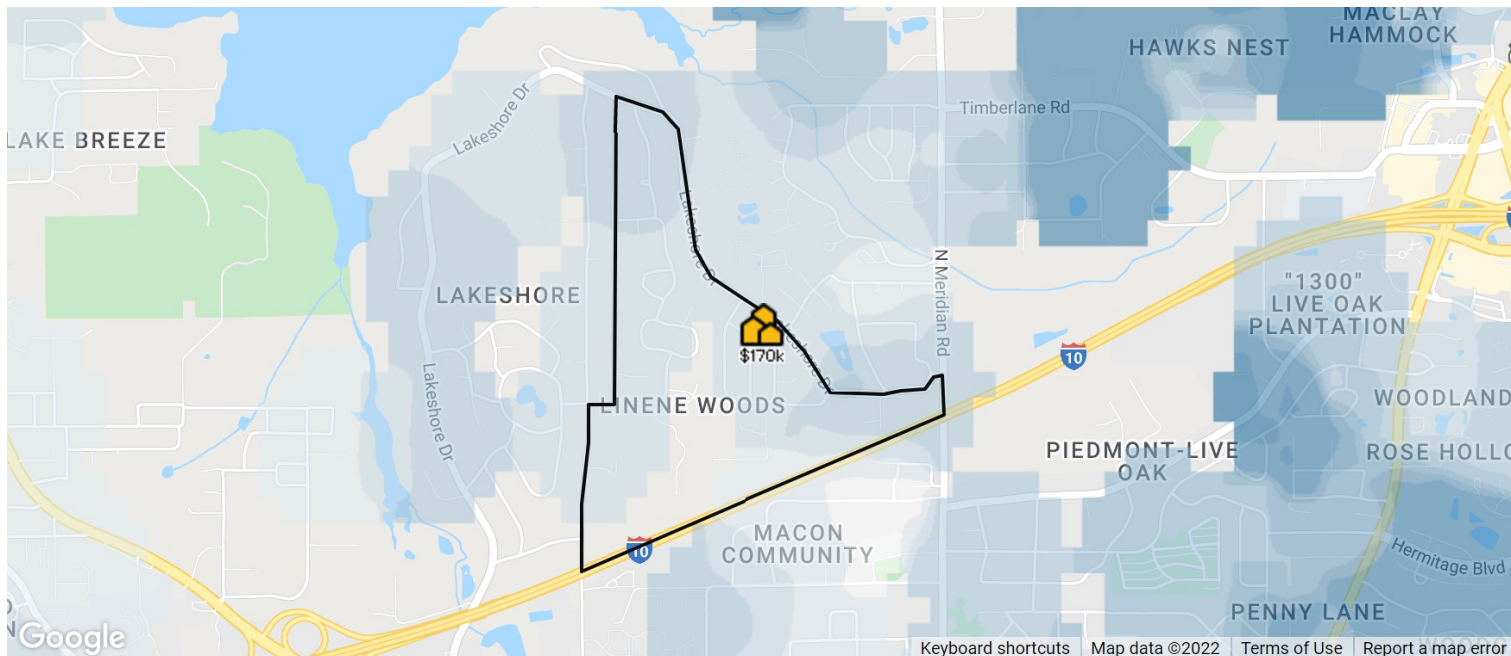
Market Snapshot: Sales Price



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

Linene Woods 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.

Median List Price

\$170K

Updated: 1/31/2022

Change Over
Last Month

↓ 43.14%

Change Over
Last 3 Months

↓ 31.3%

Change Over
Last 12 Months

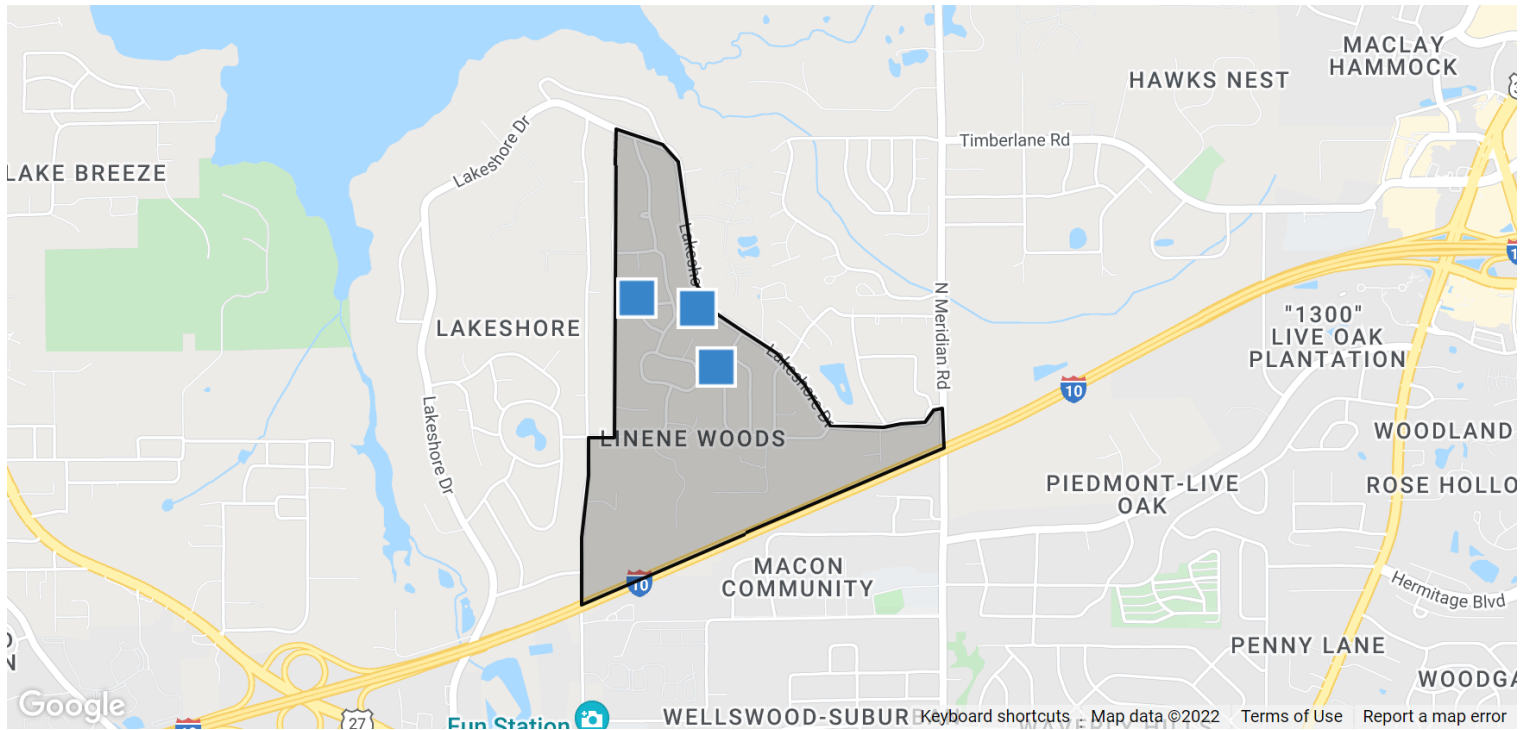
↓ 11.67%

Change Over
Last 24 Months

↓ 36.8%

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

Market Activity Summary Stats



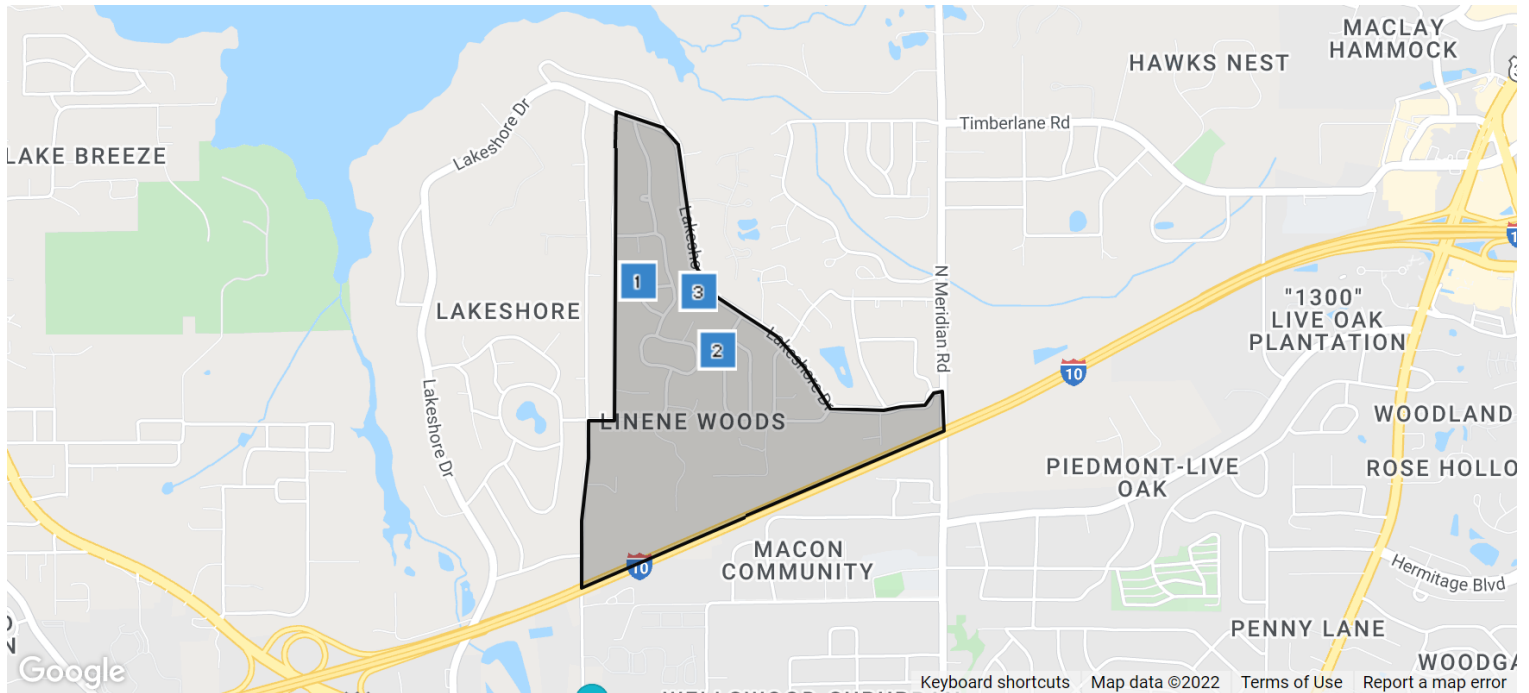
Search Criteria **Location:** Linene Woods in Leon County, FL; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:**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





Closed

Number of Properties	3
Low Price / Value	\$299,000
Median Price / Value	\$320,000
High Price / Value	\$499,900
Average Price / Sq. Ft.	\$161
Median Price / Sq. Ft.	\$175
Average Days in RPR	62
Median Days in RPR	53
Total Volume	\$1,118,900

Linene Woods in Leon County, FL



Closed: 3

	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: 340555						
3312 Rutland Loop	Single Family	3/2	1,700	47,480	1984	1/31/2022	\$299,000	\$176
<p>Great opportunity to own this spacious 3 bedroom 2 Bathroom pool home in a great Tallahassee neighborhood. The home is situated on over an acre of land, and has a fully fenced-in backyard. There's also additional space behind the fencing for storage of boats or recreational vehicles. The interior of the home boasts soaring ceilings, a large living space, great downstairs bedroom for a family member or an office space, huge master bedroom with vaulted ceiling's and multi functional closet, secondary bedroom upstairs is also large and has a huge walk-in closet. Of course the backyard features a sparkling pool and expansive deck for entertaining with family and friends. This home is being sold at great affordable price. Ring in the new year and make this your home today!</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>								
	2 Closed	MLS ID: 337834						
3214 Brookforest Dr	Single Family	4/3	2,444	27,878	1966	11/30/2021	\$320,000	\$131
<p>Make this home your private oasis! Located on quiet street off Lakeshore Dr, convenient to shopping, entertainment, Universities & much more. Open floor plan with beautiful hardwood floors, gas fireplace, beautiful built-ins, Kitchen offers lots of counter space. The piece de resistance is the two 28X16 screened porches. From the open living/dining/kitchen the wall of windows open out onto an amazing screened porch that looks over a very private backyard. Just imagine enjoying a good book, cup of coffee or glass of wine! Ahhh. Primary Bed and Bath on main floor & opens to the screened porch. Family room, 3 bdms, 2 bths and laundry located on lower level. The family room and 2 of the bdms open onto the lower-level screened porch. Come See for yourself. New Roof 2021.</p> <p><i>Courtesy of ARMOR REALTY OF TALLAHASSEE</i></p>								

Closed: 3 (cont.)



3

Closed

MLS ID: 337364

3495 Lakeshore Dr

Single Family

4/4

2,858

47,916

1997

12/20/2021

\$499,900

\$175

Traditional brick colonial, with POOL, situated on 1.1 acres on gorgeous Lakeshore Drive! This 4 BR home features a stunning two-story foyer, beautiful hardwoods, formal living and dining rooms and a light-filled sunroom. The spacious eat-in kitchen offers a breakfast nook counter-height bar and natural gas range and opens to a family room with fireplace and decorative built-in storage. The large master bedroom and ensuite bath is downstairs and three additional bedrooms are upstairs. Second potential master upstairs. Relax by your pool and enjoy the outdoors year-round under the screened enclosure. Large utility room and two-car garage offer plenty of additional storage space. Circle driveway provides plenty of parking for guests. Seller to put on a new 30 year architectural shingled roof on prior to closing. Don't miss this one!

Courtesy of HILL SPOONER & ELLIOTT 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>

