

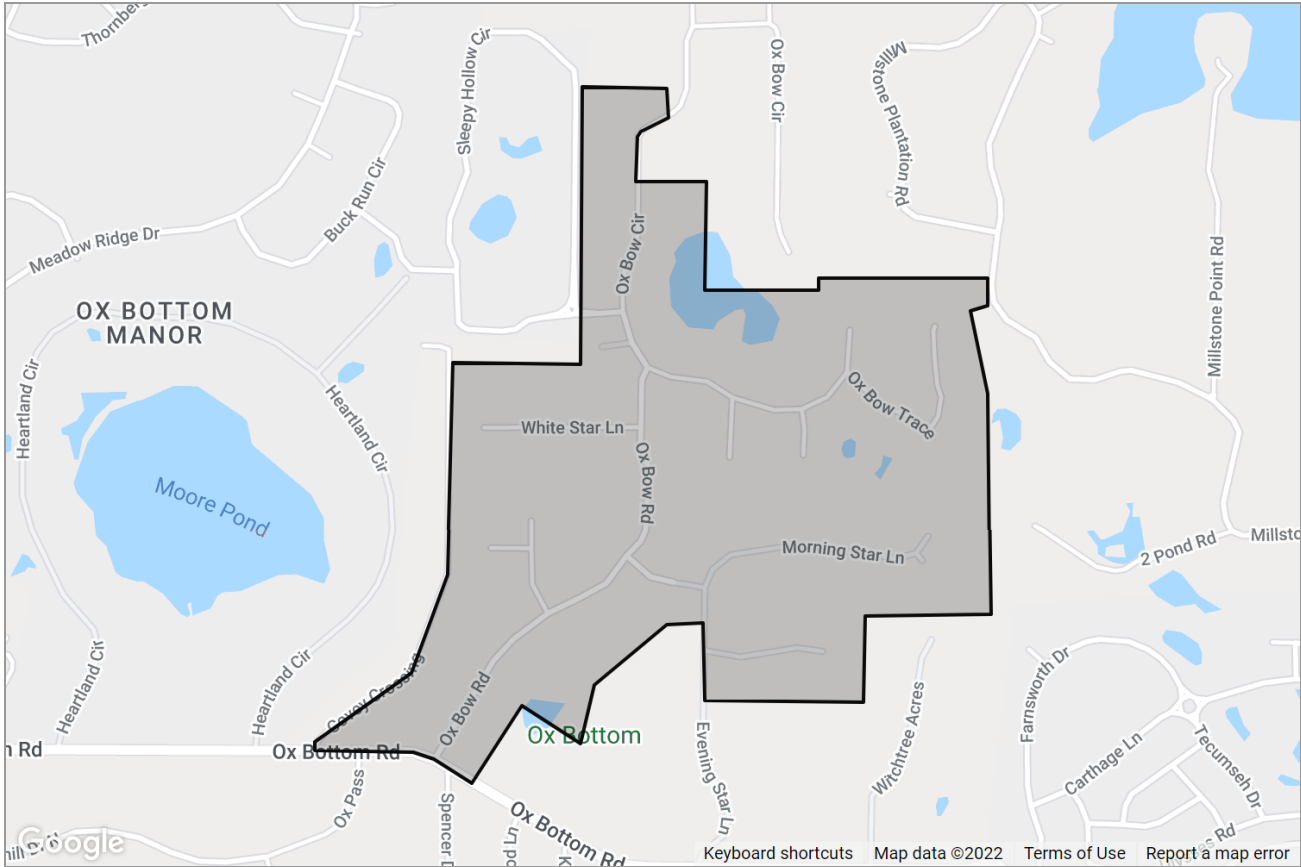


**CATRS** CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

# Ox Bottom in Leon County, FL



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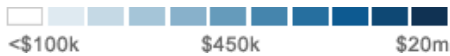
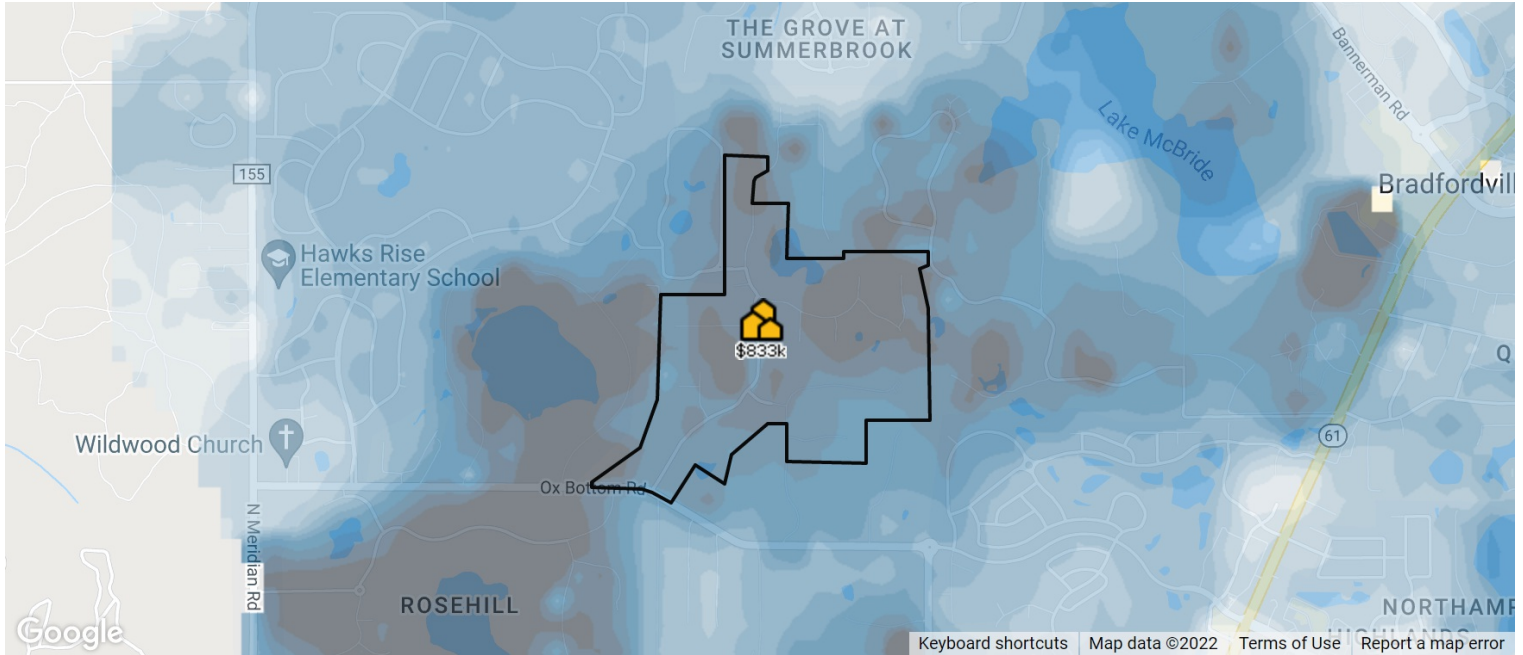
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**Ketcham Realty Group**  
1203 Thomasville Road  
Tallahassee, FL 32303



# Ox Bottom in Leon County, FL

## Market Snapshot: Estimated Home Values



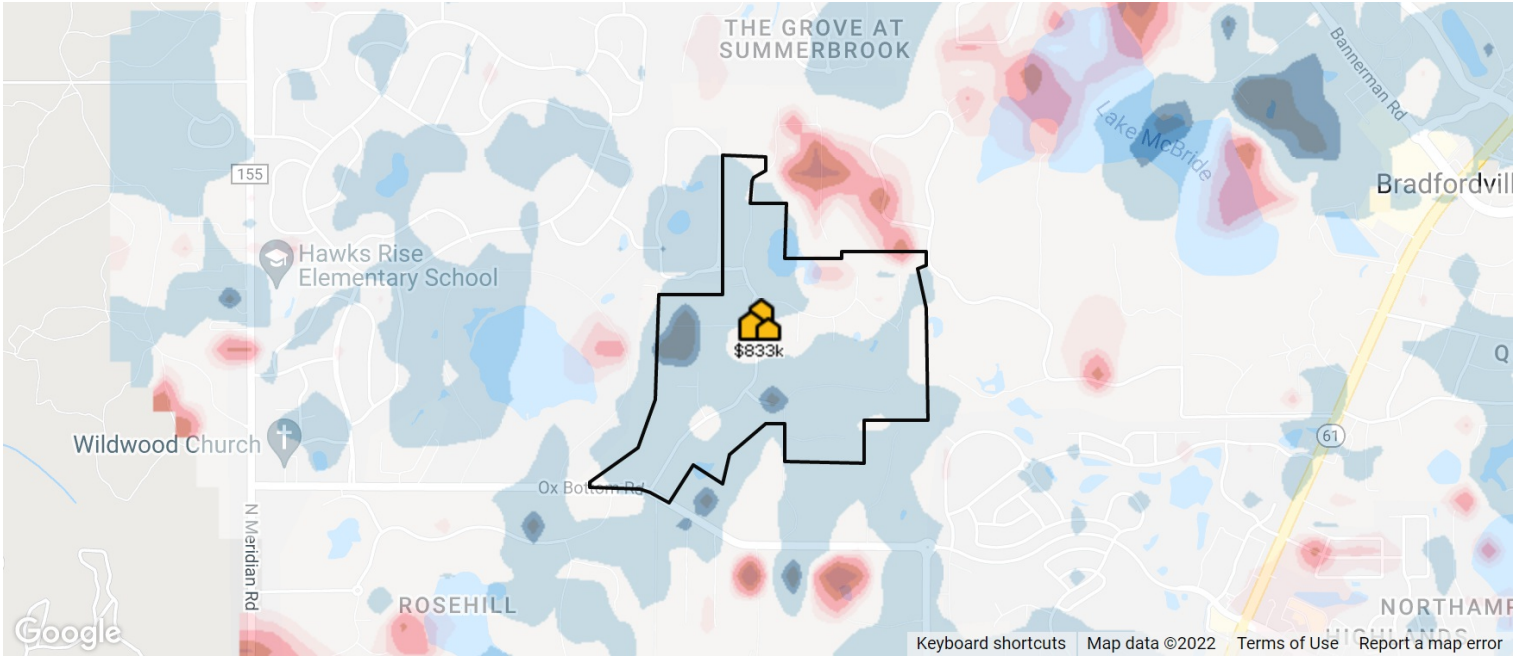
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p><b>Median Est. Home Value</b></p> <p><b>\$833K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p><b>↓ 0.38%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 11.15%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 13.29%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 19.38%</b></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.*

## Ox Bottom in Leon County, FL

### Market Snapshot: 12-Month Change in Estimated Value



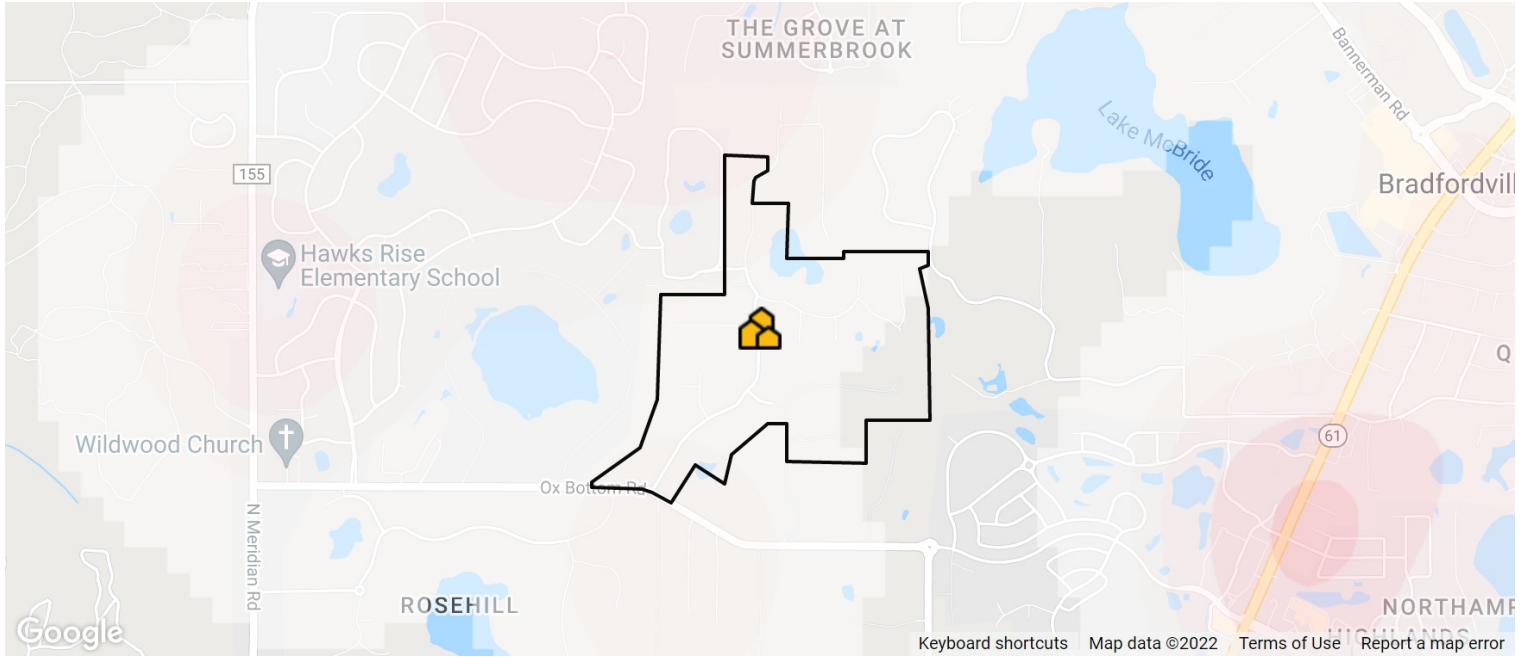
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p><b>Median Est. Home Value</b></p> <p><b>\$833K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 13.29%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 19.38%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 25.8%</b></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.*

# Ox Bottom in Leon County, FL

## Market Snapshot: Concentration of Distressed Properties



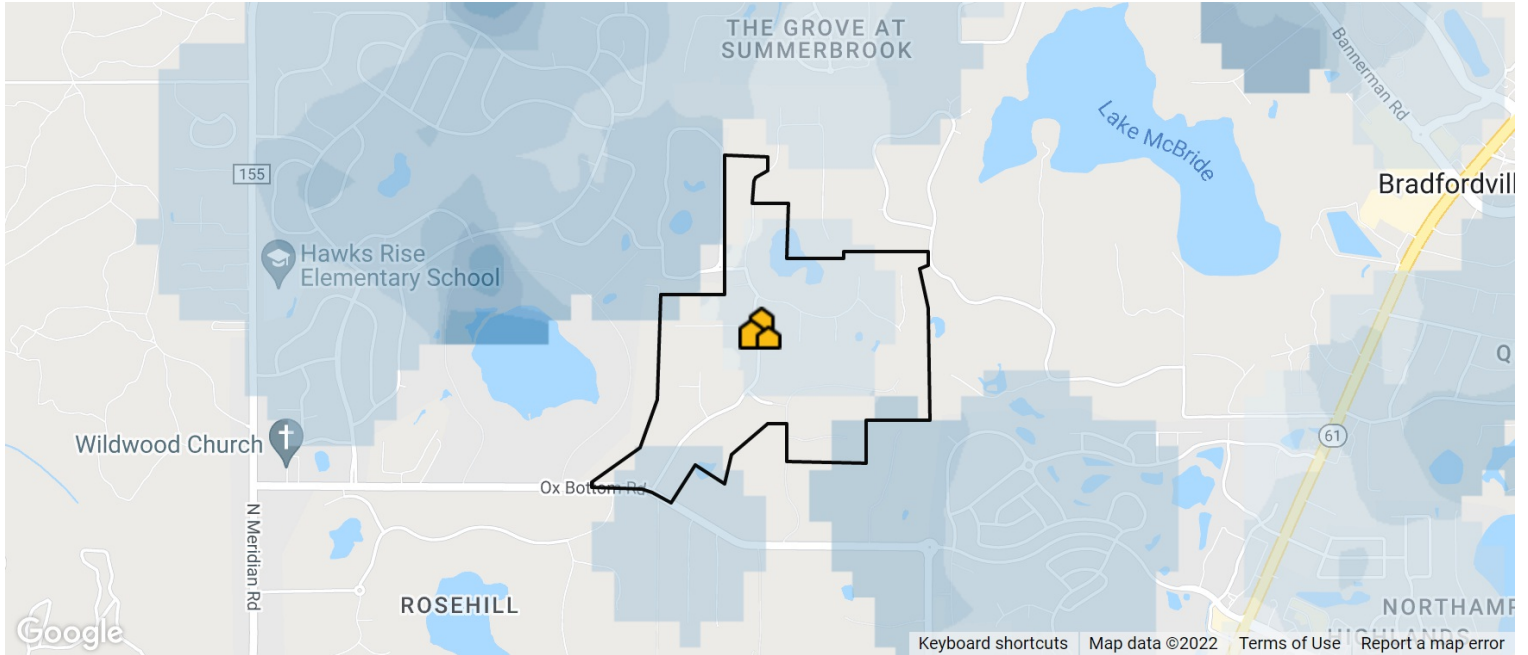
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></p> <p>Updated: 2/26/2022</p>	<p><b># of Pre-Foreclosures</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></p>	<p><b># of Foreclosures</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></p>	<p><b># of Foreclosed</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></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.

## Ox Bottom in Leon County, FL

### Market Snapshot: Sales Price



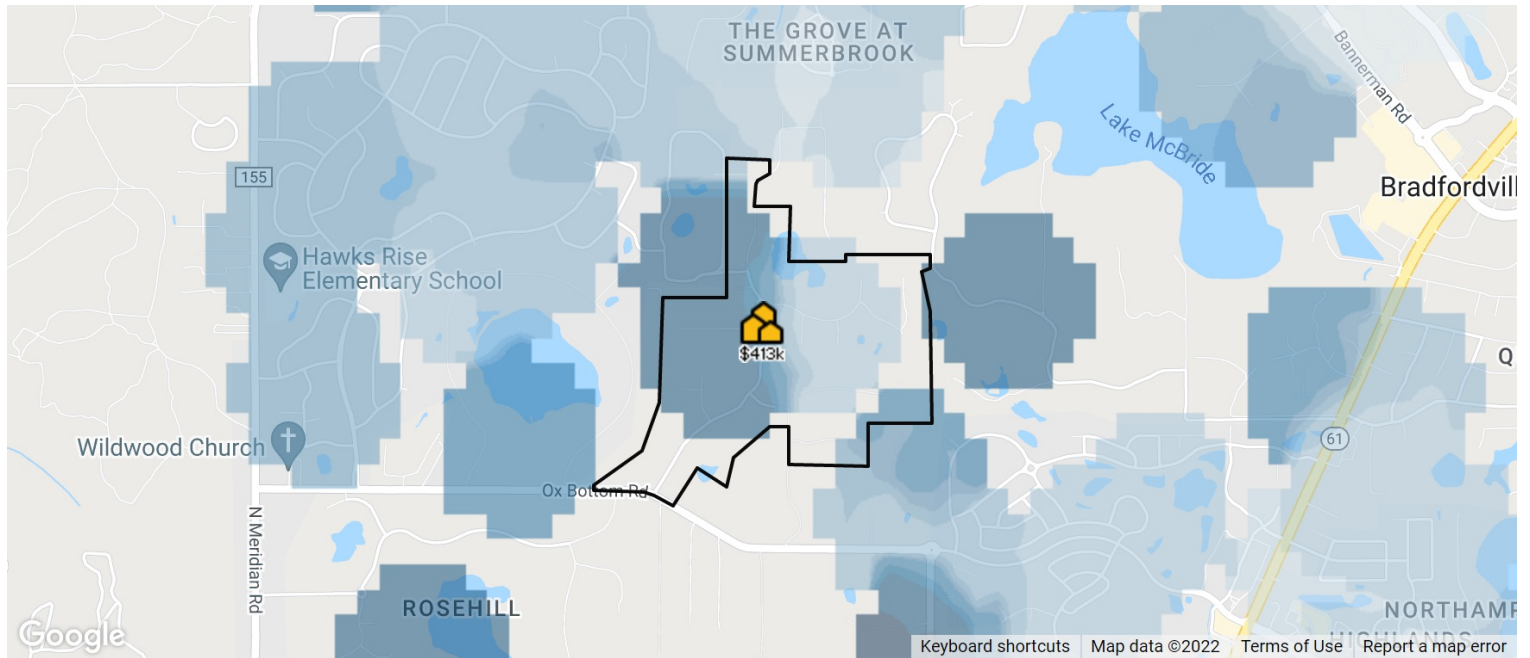
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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



# Ox Bottom in Leon County, FL

## Market Snapshot: List Price



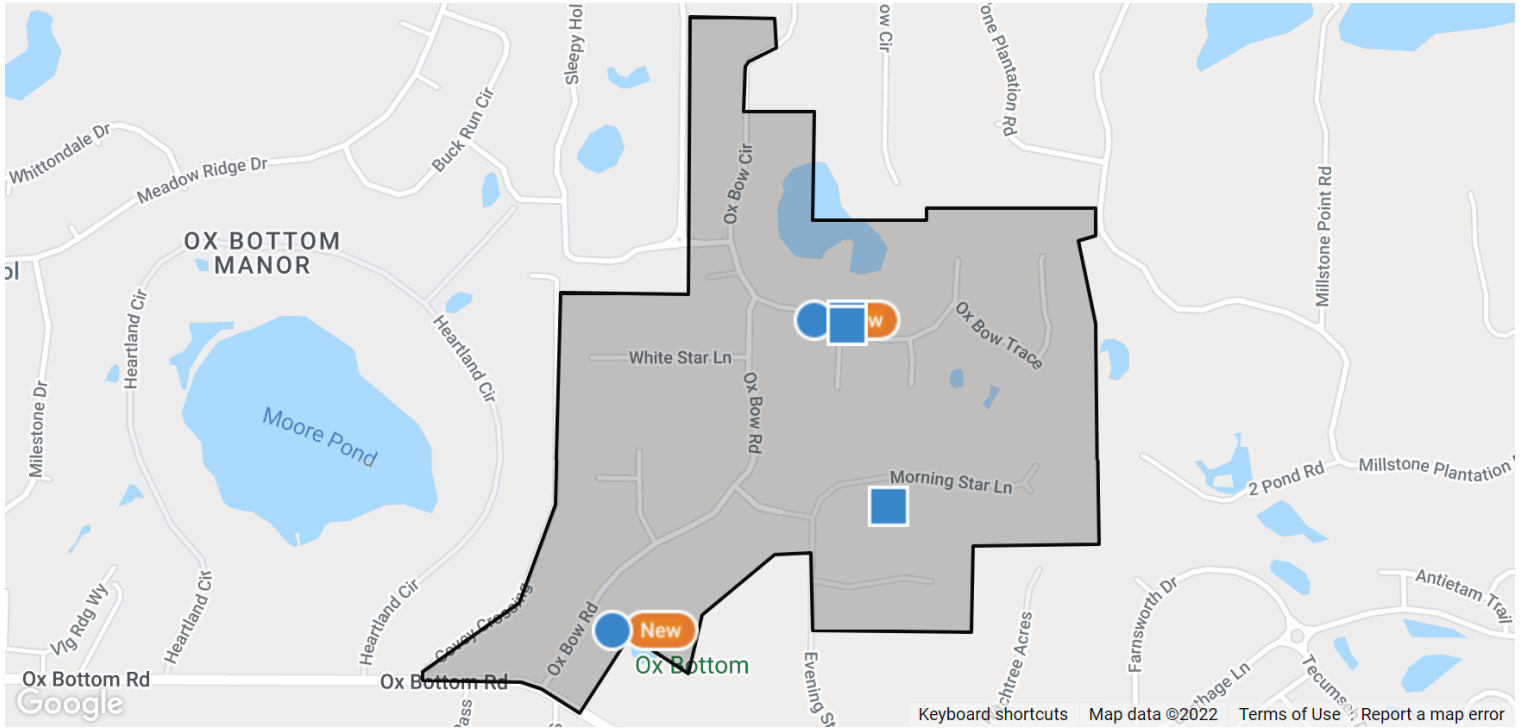
Legend: < \$100k, \$500k, > \$5m

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.




<p><b>Median List Price</b></p> <p><b>\$413K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p><b>↑ 1.63%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 3.21%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 12.99%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 117.28%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

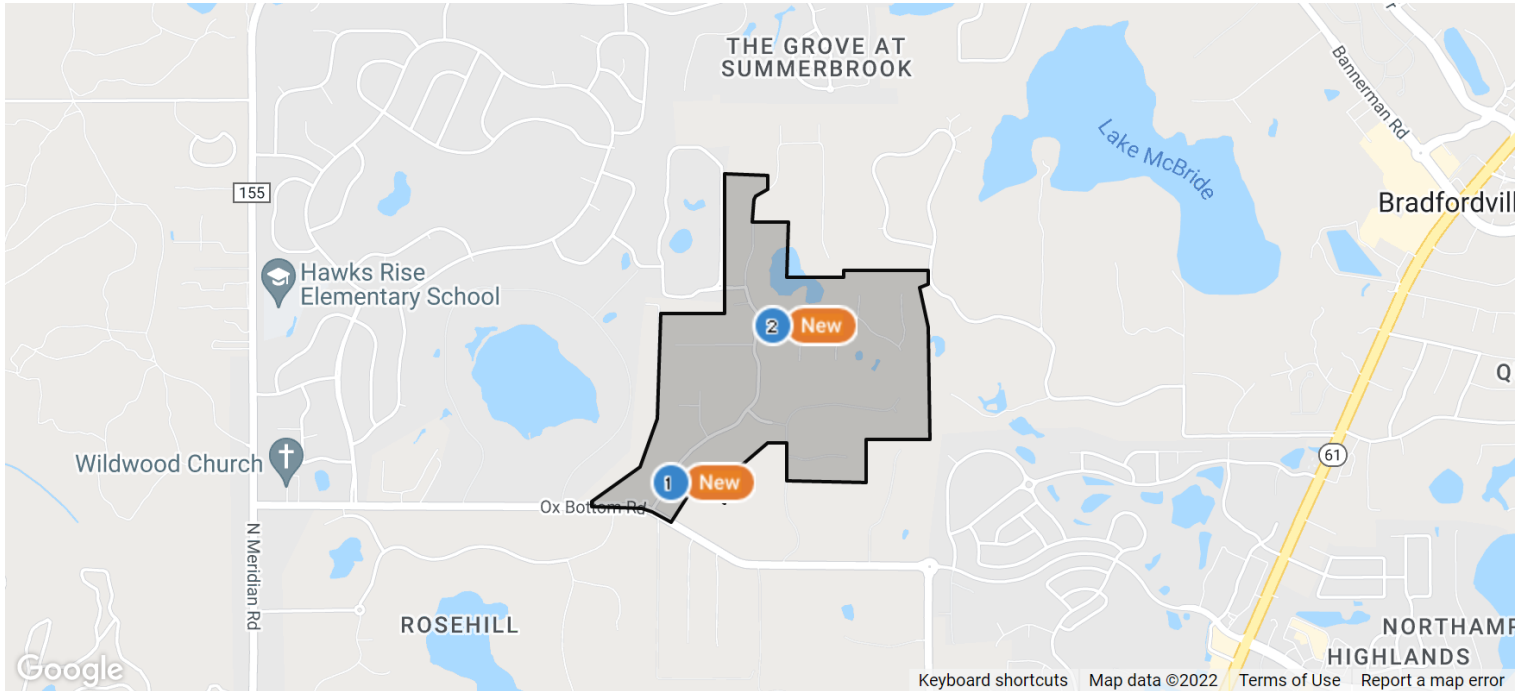
# Market Activity Summary Stats





**Search Criteria** | **Location:** Ox Bottom 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

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>
<b>Number of Properties</b>	2	4	7
<b>Low Price / Value</b>	\$500,000	\$412,145	\$408,586
<b>Median Price / Value</b>	\$662,450	\$432,823	\$446,332
<b>High Price / Value</b>	\$824,900	\$839,000	\$839,900
<b>Average Price / Sq. Ft.</b>	\$183	\$211	\$197
<b>Median Price / Sq. Ft.</b>	\$183	\$208	\$188
<b>Average Days in RPR</b>	13	135	172
<b>Median Days in RPR</b>	13	165	154
<b>Total Volume</b>	\$1,324,900	\$2,116,791	\$3,850,719

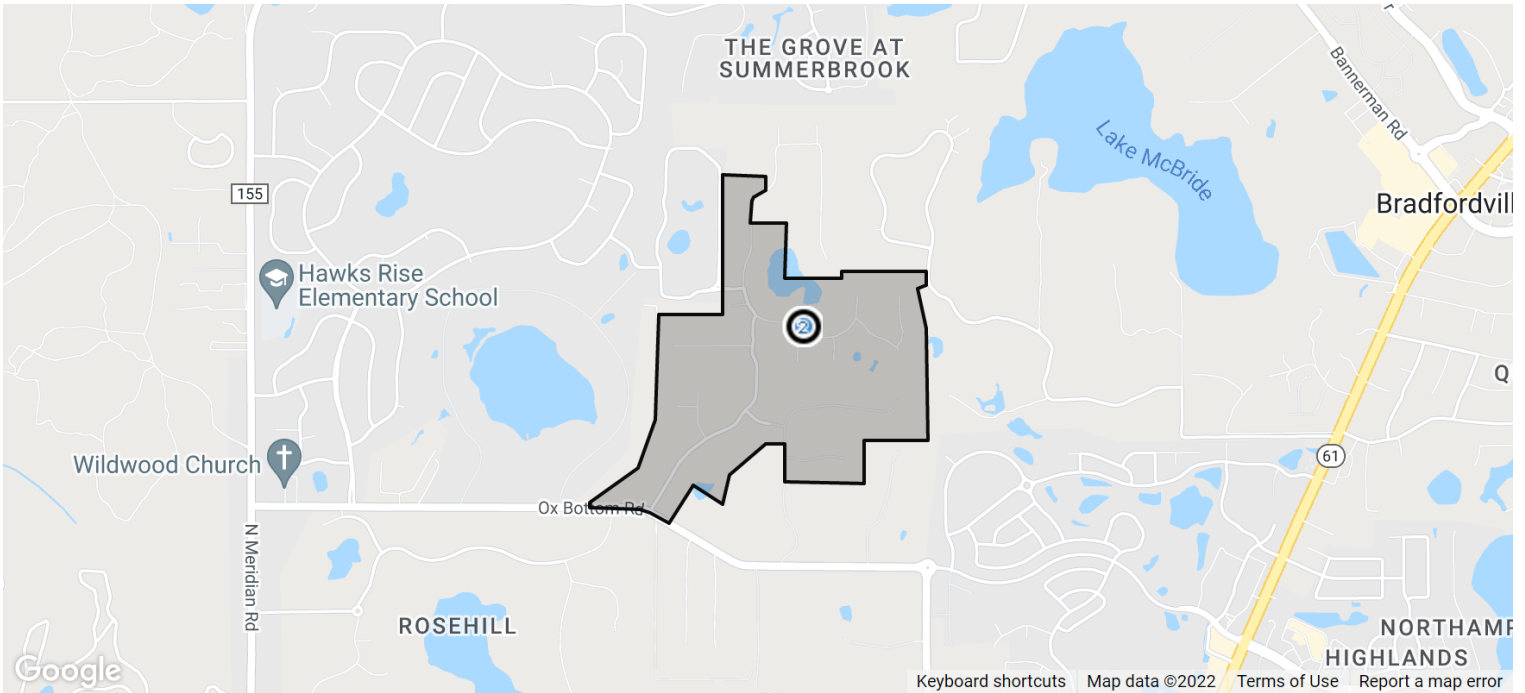
# Ox Bottom in Leon County, FL






## New Listings: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1 Active</b> <i>MLS ID: 342553</i> <b>7059 Ox Bow Rd</b></p> <p>Exclusive Ox Bow home on 3.9 acres w additional 1500 sq ft basement! Incredible hardwoods and new fixtures throughout; Formal living &amp; dining rooms w 12 ft ceilings; Gorgeous updated kitchen w quartz counters &amp; backslash, breakfast bar and nook &amp; stainless steel appliances; Kitchen open to family room w gas fireplace and new tile surround; Huge Primary suite w tray ceiling, 2 walk-in closets &amp; bathroom w double vanity, jetted tub &amp; w walk-in shower, 5th bed/office/nursery, adjacent to the Primary and additional 1/2 bath; Split bedroom plan featuring 1 bedroom w private bath and 2 additional bedrooms with updated jack and jill bath; Exterior features include 2 tiered deck w awesome views, pergola, tumbled stone patio, koi pond &amp; roof in 2015. This home is truly special!</p> <p><i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>	Single Family	5/4	4,103	169,884	1999	2/23/2022	\$824,900	\$201
 <p><b>2 Active</b> <i>MLS ID: 341596</i> <b>549 Meadow Rdg</b></p> <p>Beautiful Southern front porch home in highly desirable Ox Bottom Manor with a full in law suite. This 4 bedroom 3 bath floorplan features an open concept living room overlooking the large deck and lovely backyard on nearly an acre. This is a split bedroom plan with an office, master bedroom and 2 guest bedrooms on the main floor. The full in law suite with family room, guest bedroom and kitchen is located on the lower level with French doors to the covered patio. Additionally, you'll find a 3 car garage with tons of storage. Roof was replaced in 2015.</p> <p><i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i></p>	Single Family	4/3	3,016	39,204	1996	2/3/2022	\$500,000	\$166





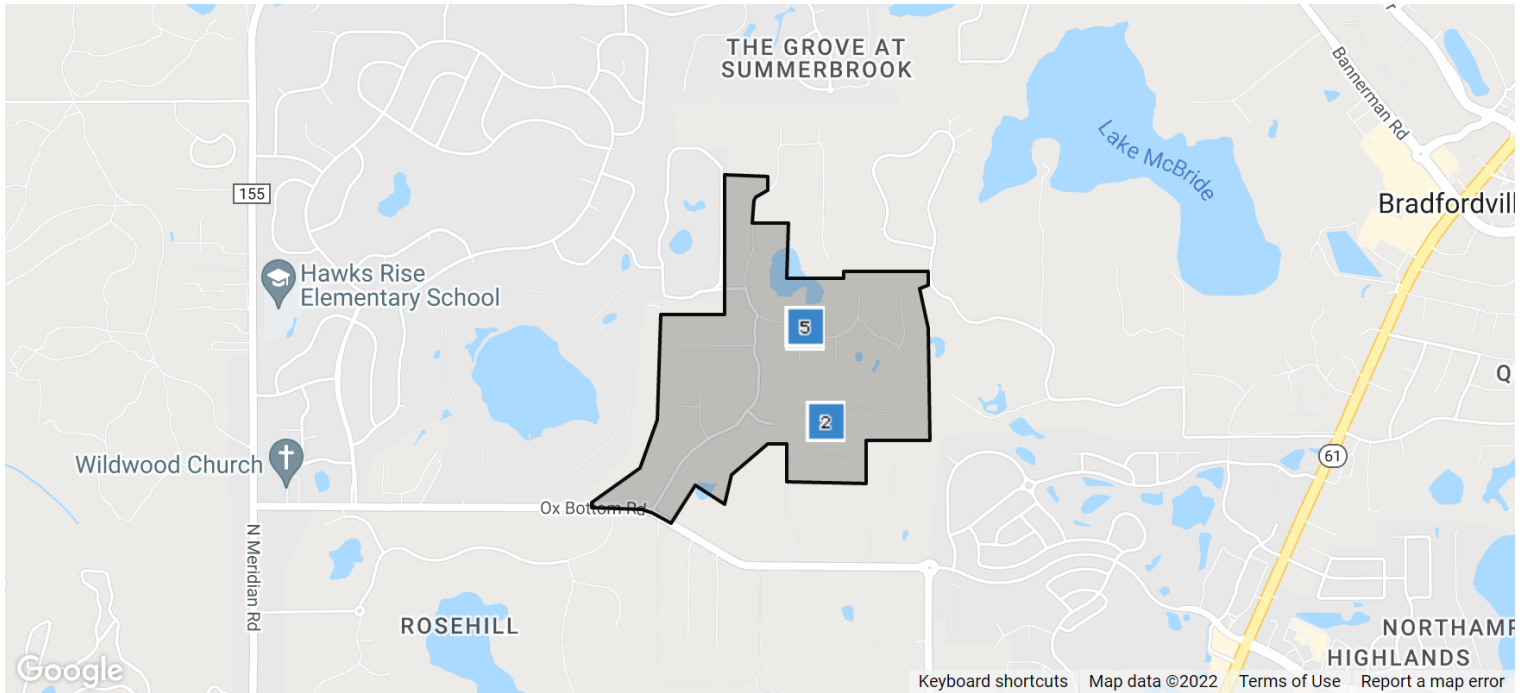


Pending: 4



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> <i>MLS ID: 341752</i> <b>525 Bobbin Brk</b></p> <p>Bobbin Brook one owner home with 4beds/3.5 baths/oversized 2 car garage + a separate 22'X18' workshop/boat house! This 4 sided brick home is located on one of the more private roads within the subdivision on a cul de sac with over 2 acres. Interior first floor features include: mahogany front door w leaded glass, guest bedroom suite with real Delft tiles from Holland, den w/custom cabinetry &amp; surround sound, wet bar, wood burning fireplace, and an enclosed sun room/exercise room. Large kitchen features: granite, subzero stainless refrigerator, double oven, 'instant hot' water faucet, large pantry, gas stove and more. Laundry/mud room has laundry chute from upstairs &amp; lots of storage. Garage features electric 240V hookup for electric car. Upstairs master suite includes: custom built in cabinetry, jetted tub w/ views of the private backyard, large his/hers walk in double shower, double vanities, and dressing area. Guest bedroom has cypress decorative ceiling beams. Large 4th bedroom is currently used as an executive office for two with built ins and walk in closet. Exterior features large circle drive, slate patio with fountain, whole home generator, irrigation system, &amp; professional landscaping by Fielder.</p> <p><i>Listing Courtesy of RED BIRD REALTY OF GREATER TAL</i></p>	Single Family	4/4	3,854	91,911	2/4/2022	\$839,000	2/24/2022	\$218
 <p><b>2 Pending</b> <i>MLS ID: 336460</i> <b>Glenoak Trl</b></p> <p>Our new Harley model is available now in Chastain Manor! This 3 bed (plus flex room), 2.5 bath, 2195 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Home ready in Jan 2022! Under construction - photos is a rendering. For details, see the marketing kit attached. Lot size and measurements approximate.</p> <p><i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	3/3	2,195	5,662	8/23/2021	\$433,941	2/11/2022	\$198
 <p><b>3 Pending</b> <i>MLS ID: 338200</i> <b>Glenoak Trl</b></p> <p>Our new Harley model is available now in Chastain Manor! This 3 bed (plus flex room), 2.5 bath, 2195 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos is a rendering. For details, see the marketing kit attached. Home ready in Spring 2022! Lot size and measurements approximate.</p> <p><i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	3/3	2,195	6,098	10/7/2021	\$431,705	1/21/2022	\$197

## Pending: 4 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	4  Pending	MLS ID: 336343						
<b>Glenoak Trl</b>	Single Family	3/3	1,773	6,534	8/20/2021	\$412,145	1/14/2022	\$232
<p>Our Kirkland model is available now in Chastain Manor! Home ready in Early 2022! This 3 bed, 2.5 bath, 1,773 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate. See Agent for Details.</p> <p><i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>								



Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <b>1 Closed</b> <i>MLS ID: 341462</i> <b>3706 Bobbin Brk</b>	Single Family	4/3	2,629	85,813	1990	2/25/2022	\$660,000	\$251
<p>A rare opportunity in the beautiful Bobbin Brook neighborhood. This property offers nearly 2 acres of mature, lush, landscaping and is situated near a homeowners association preserve. A solid, all-brick, four bedroom home that features a large pool with brick detailed patio. Inside, you'll appreciate the wood beam ceilings with tongue and groove detail in the main living area, wood-burning fireplace and beautiful hardwood floors. Take advantage of this opportunity to enjoy the desirable and convenient Northeast location at a good price - a blank slate for updates of your choosing!</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>								
 <b>2 Closed</b> <i>MLS ID: 337235</i> <b>8023 Evening Star Ln</b>	Single Family	4/5	4,375	90,604	1988	12/30/2021	\$640,850	\$146
<p>A Northeast Ox Bottom home sitting on the highest lot in Evening Star on 2.08 acres split between a large open front yard and a large open backyard. The backyard has the space and potential to easily add a pool!! A spacious 4 bedroom, 4.5 bath home with a large master bedroom featuring three closet spaces and a bathroom with a jetted tub. The master is located in its own private area of the home. A private home office with built-in bookshelves spacious enough to add a reading nook area. Choose from a casual meal option in the eat-in kitchen or make it formal in the formal dining room. Kitchen features include stainless steel appliances and granite countertops. Bathrooms feature travertine tile and granite countertops. The fully renovated 808 square feet basement features wood-look tile throughout, its own bathroom, an entertainment wet bar, and outdoor access. The options on what to use this large room for are endless. Various outdoor entertaining options with the large front patio space, large deck and the spacious yard space. Beyond the backyard fence includes a good amount of trees allowing for privacy between homes. The three car garage allows for extra space for a golf cart and more. This home has been meticulously maintained. Evening Star Lane is a cul-de-sac resulting in minimal traffic. Most major services in the area are located within two miles. Conveniently one mile away from the nearest Starbucks, two miles from the Golf Club at Summerbrooke, four miles from the nearest Publix and Target, four miles from Dorothy B Oven Park, four miles from Bannerman Crossings Shopping Center, eight miles from Midtown and more. Don't wait long. Schedule your tour today!</p> <p><i>Courtesy of ARMOR REALTY OF TALLAHASSEE</i></p>								

## Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>3 Closed</b> <i>MLS ID: 340386</i></p> <p><b>Brooklin PI</b></p> <p>Our Azalea model is available now in Chastain Manor! This 4 bed (plus bonus and flex room), 2.5 bath, 2572 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate.</p> <p><i>Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	4/3	2,572	6,098	2021	12/15/2021	\$442,747	\$172
 <p><b>4 Closed</b> <i>MLS ID: 336340</i></p> <p><b>Glenoak Trl</b></p> <p>Our Azalea model is available now in Chastain Manor! Home ready in Early 2022! This 4 bed (plus bonus and flex room), 2.5 bath, 2572 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate. See Agent for Details.</p> <p><i>Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	4/3	2,572	6,098	2021	1/21/2022	\$446,332	\$174
 <p><b>5 Closed</b> <i>MLS ID: 336342</i></p> <p><b>Glenoak Trl</b></p> <p>Our Kirkland model is available now in Chastain Manor! Home ready in Early 2022! This 3 bed, 2.5 bath, 1,773 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate. Now Accepting Contracts!</p> <p><i>Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	3/3	1,773	6,534	2021	2/10/2022	\$408,586	\$230
 <p><b>6 Closed</b> <i>MLS ID: 340511</i></p> <p><b>Glenoak Trl</b></p> <p>Our new Harley model is available now in Chastain Manor! This 3 bed (plus flex room), 2.5 bath, 2195 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Home ready in Jan 2022! Under construction - photos is a rendering. For details, see the marketing kit attached. Lot size and measurements approximate.</p> <p><i>Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	3/3	2,195	5,662	2021	12/22/2021	\$412,304	\$188
 <p><b>7 Closed</b> <i>MLS ID: 339043</i></p> <p><b>3750 Bobbin Brk</b></p> <p>A true stand out in southern architecture: Welcome to this unique double cul-de-sac estate property located in Bobbin Brook. This home features outstanding curb appeal, an expansive wraparound front porch, and two custom brick chimneys that flank the house giving it just the right proportions. Inside, you'll find hardwood floors, open living spaces, volume ceilings with custom crown molding, and detailed millwork throughout. The owner's retreat is on the first floor and has a private patio overlooking the side yard. There are three bedrooms and two bathrooms upstairs as well as generous storage space throughout. The sunroom is light and bright with the 8-foot tall glass windows overlooking the lushly landscaped backyard and large swimming pool. Make this masterpiece your next dream residence.</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	4/4	3,820	84,070	1987	12/30/2021	\$839,900	\$220

## 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>

