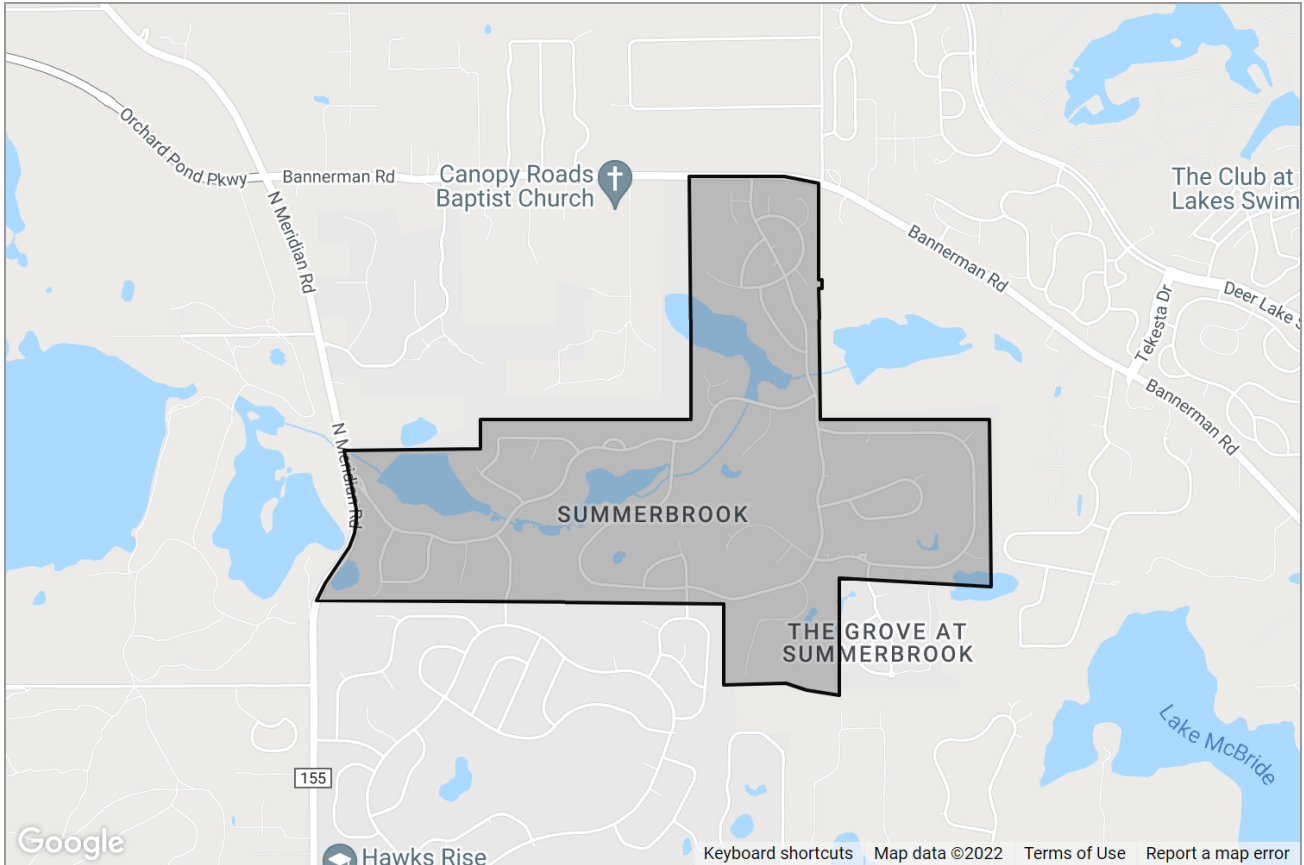


MARKET ACTIVITY REPORT

Summerbrook in Tallahassee, FL



**KETCHAM
REALTY
GROUP INC.**

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



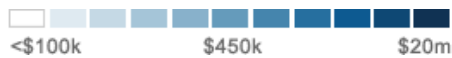
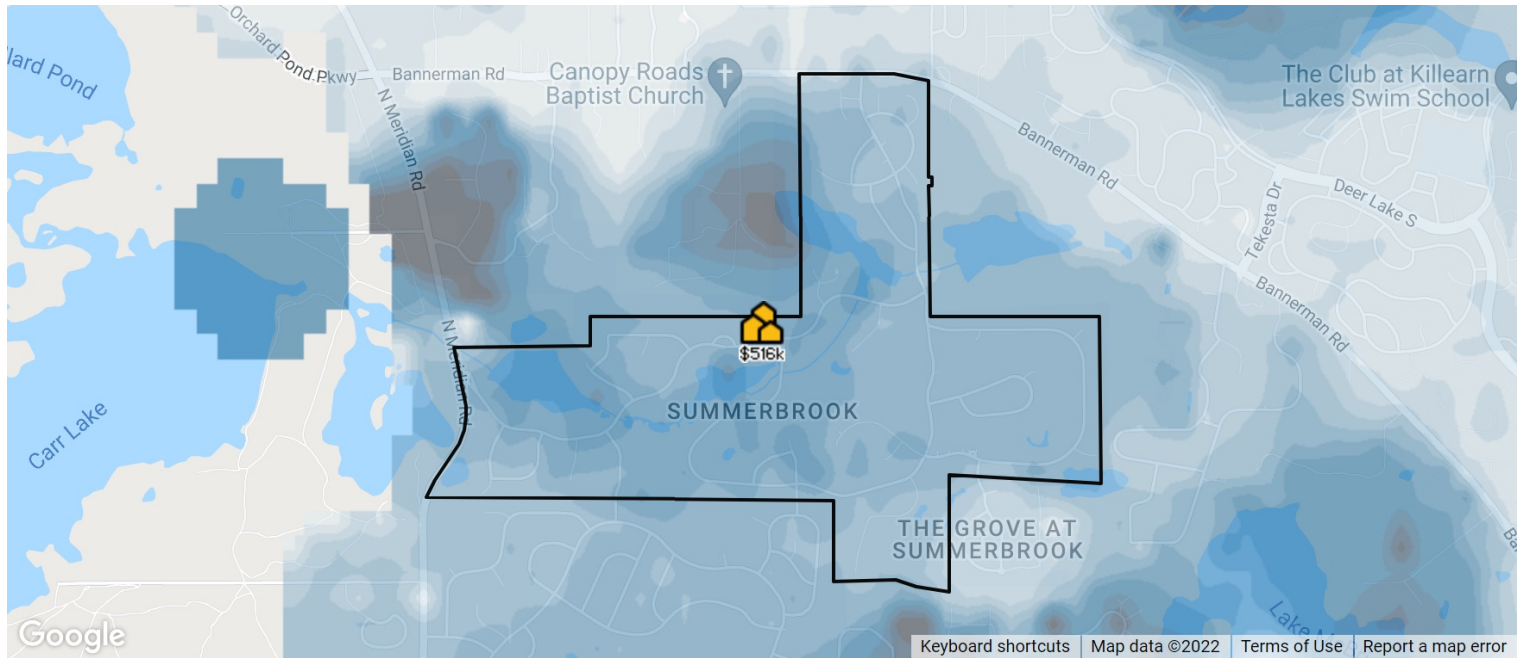
Work: (850) 203-0209 | Mobile: (850) 203-0209

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

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

Summerbrook 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

\$516K

Updated: 1/31/2022

Change Over
Last Month

↑ **0.72%**

Change Over
Last 3 Months

↑ **0.59%**

Change Over
Last 12 Months

↑ **14.67%**

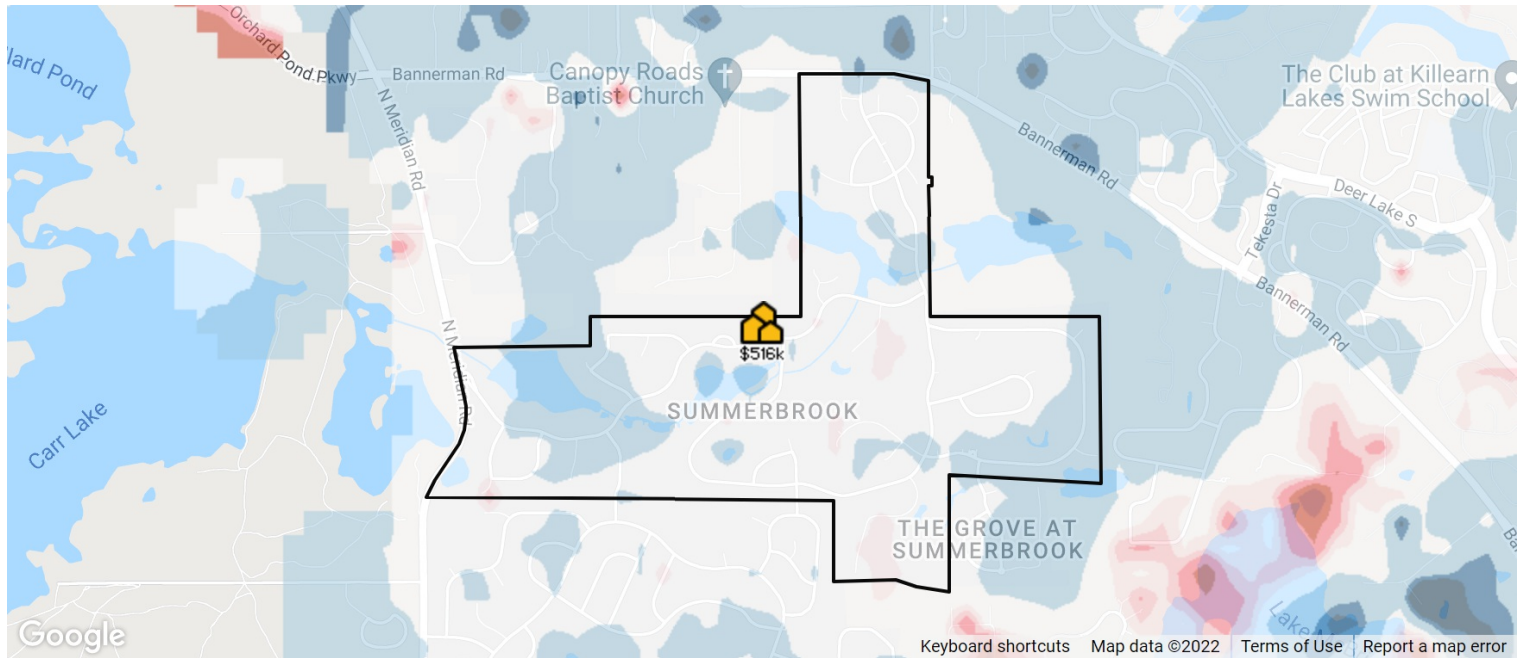
Change Over
Last 24 Months

↑ **21.25%**

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.

Summerbrook in Tallahassee, 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

\$516K

Updated: 1/31/2022

Change Over
Last 12 Months

↑ **14.67%**

Change Over
Last 24 Months

↑ **21.25%**

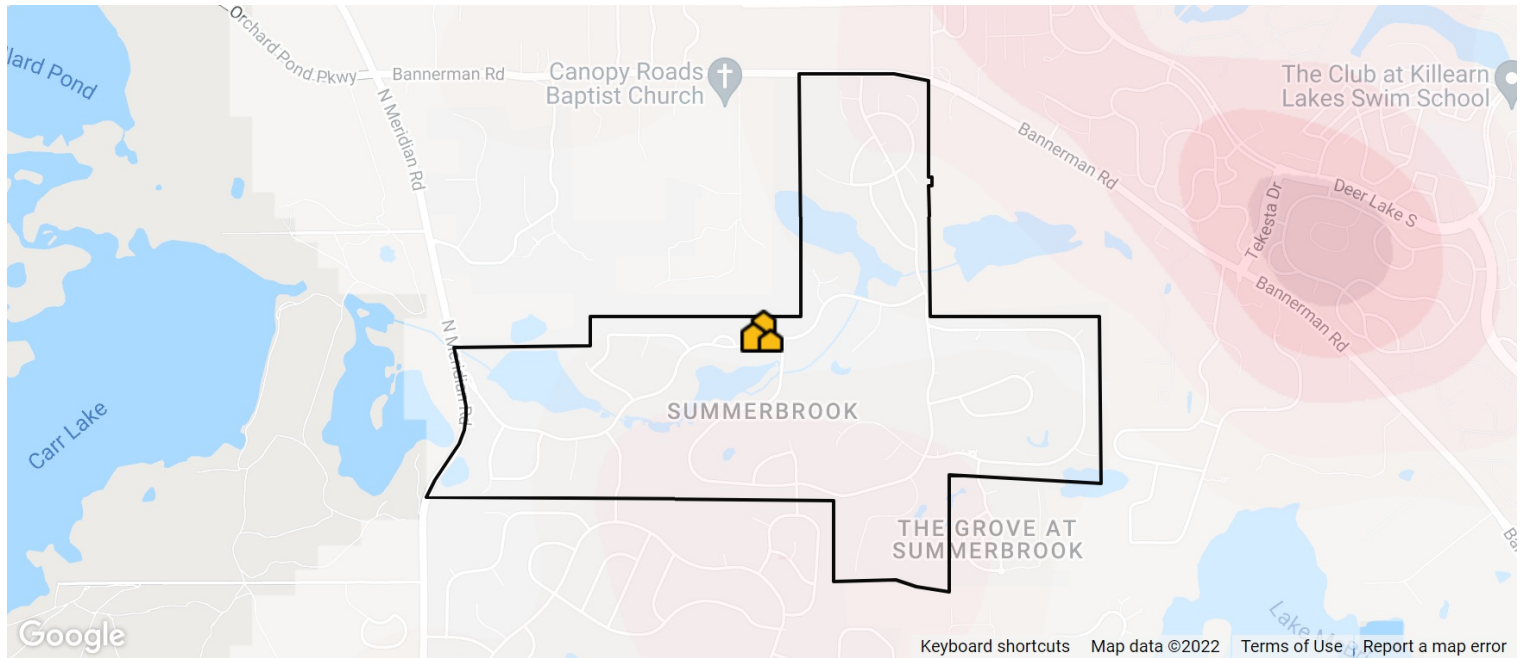
Change Over
Last 36 Months

↑ **25.35%**

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.

Summerbrook 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

0

Updated: 2/26/2022

of
Pre-Foreclosures

0

of
Foreclosures

0

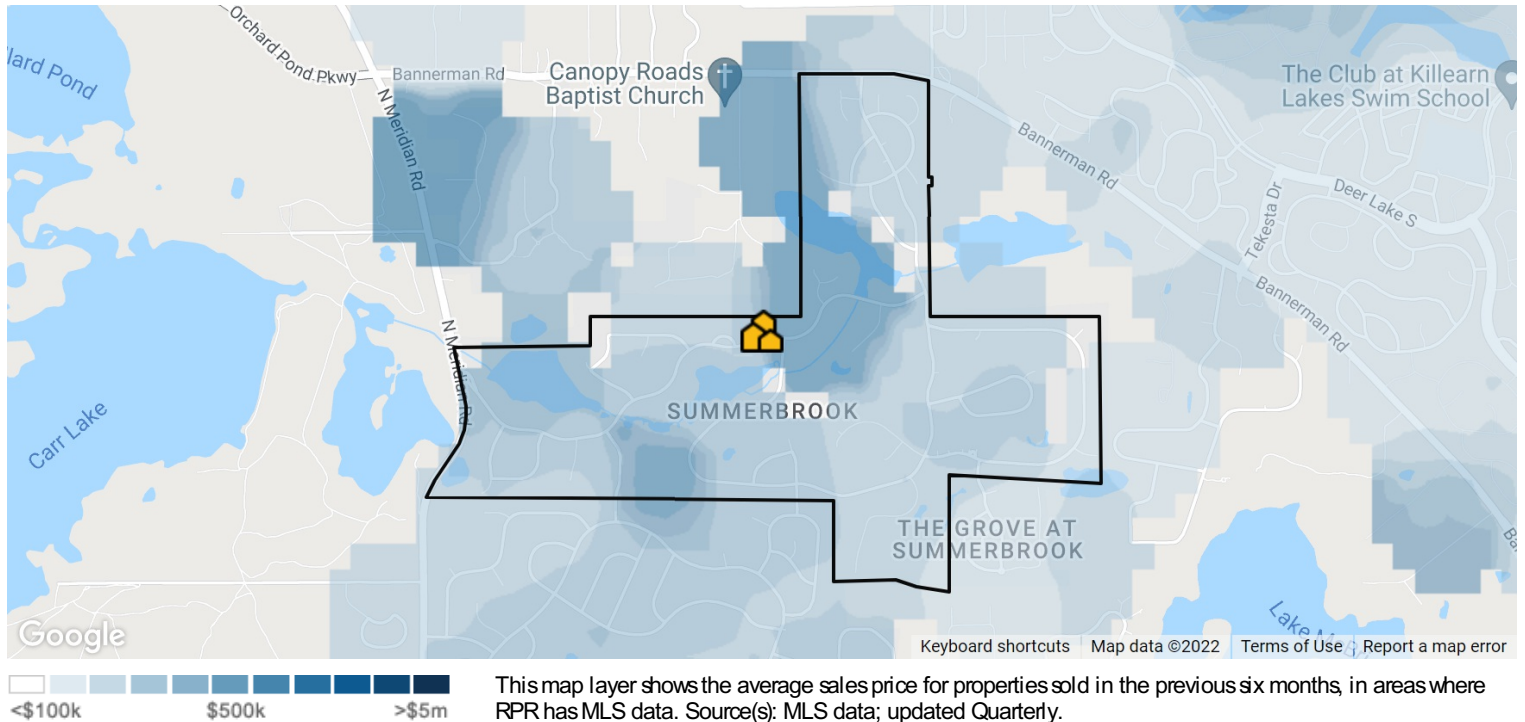
of
Foreclosed

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.

Summerbrook in Tallahassee, FL

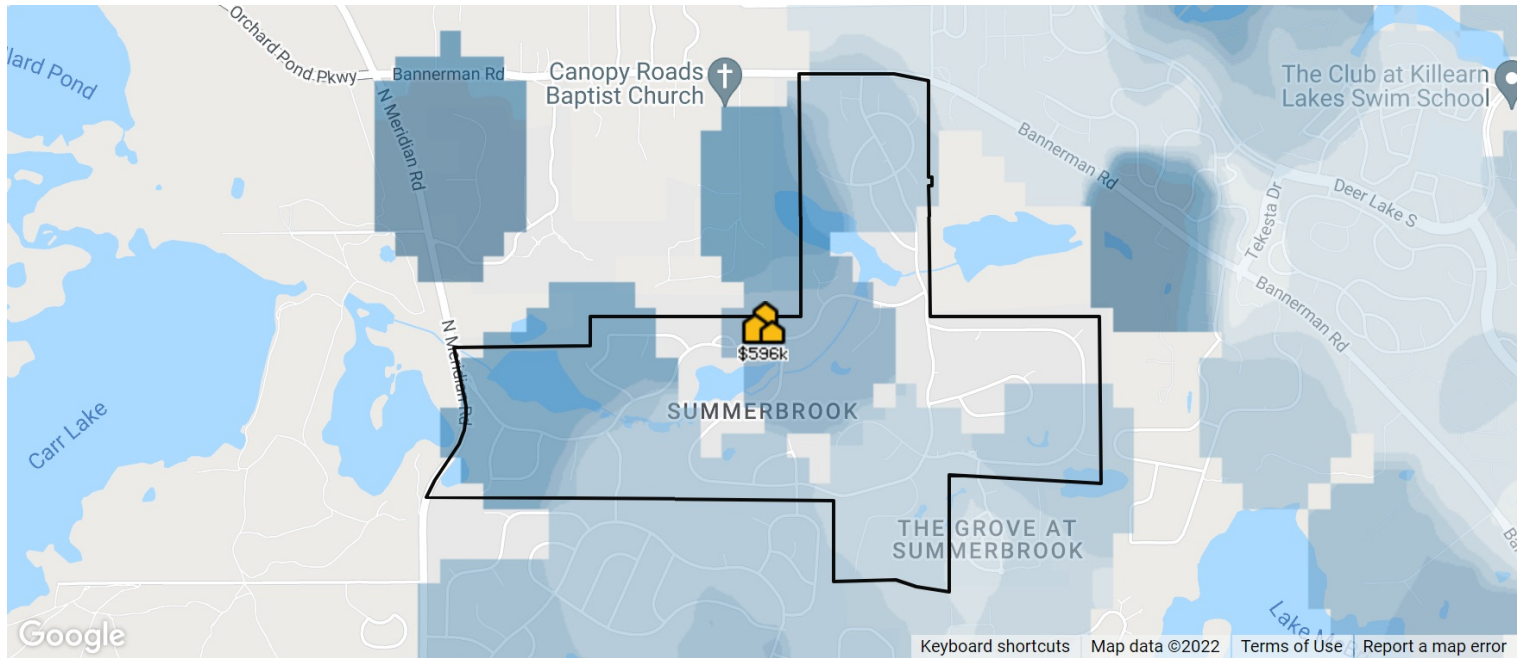
Market Snapshot: Sales Price



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

Summerbrook 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.

Median List Price

\$596K

Updated: 1/31/2022

Change Over
Last Month

↑ **13.45%**

Change Over
Last 3 Months

↑ **13.45%**

Change Over
Last 12 Months

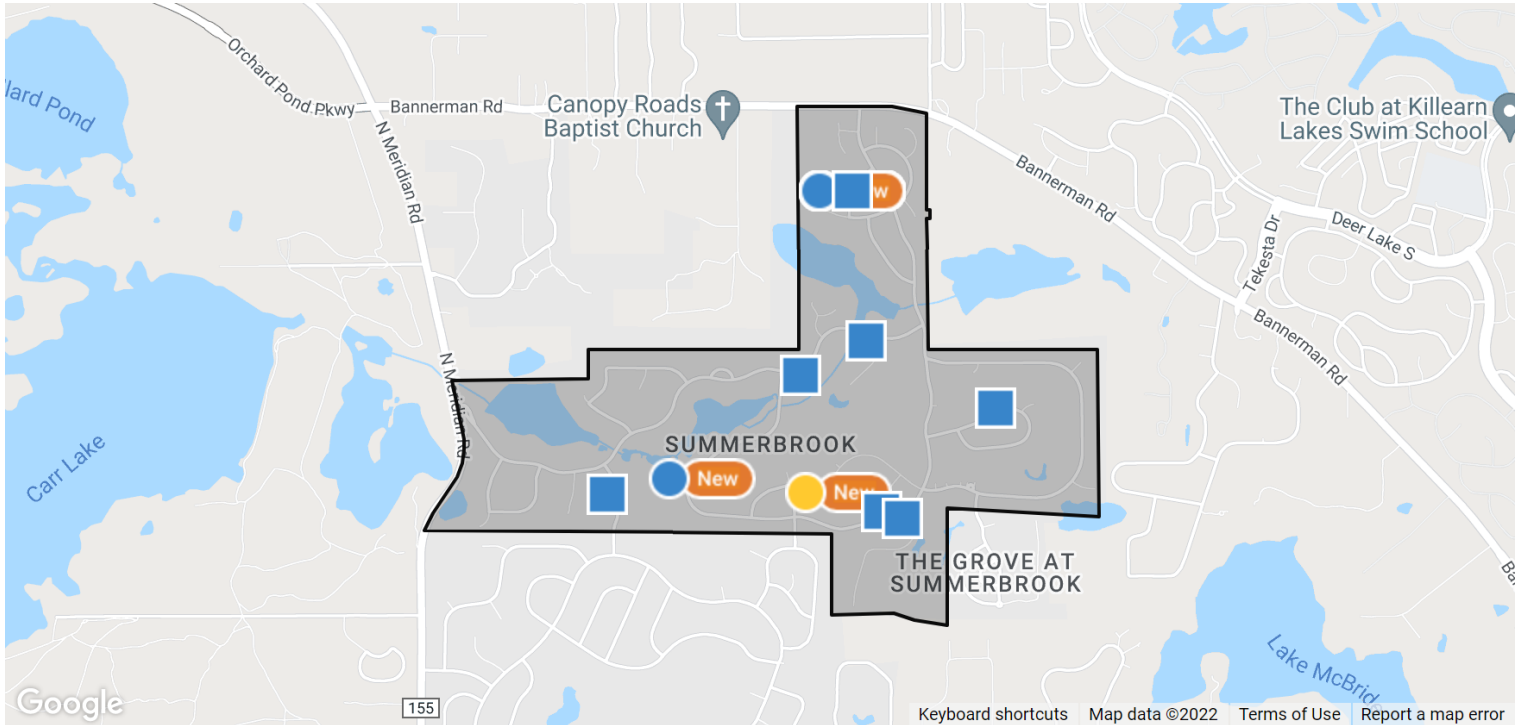
↑ **21.57%**

Change Over
Last 24 Months



↑ **45.63%**

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

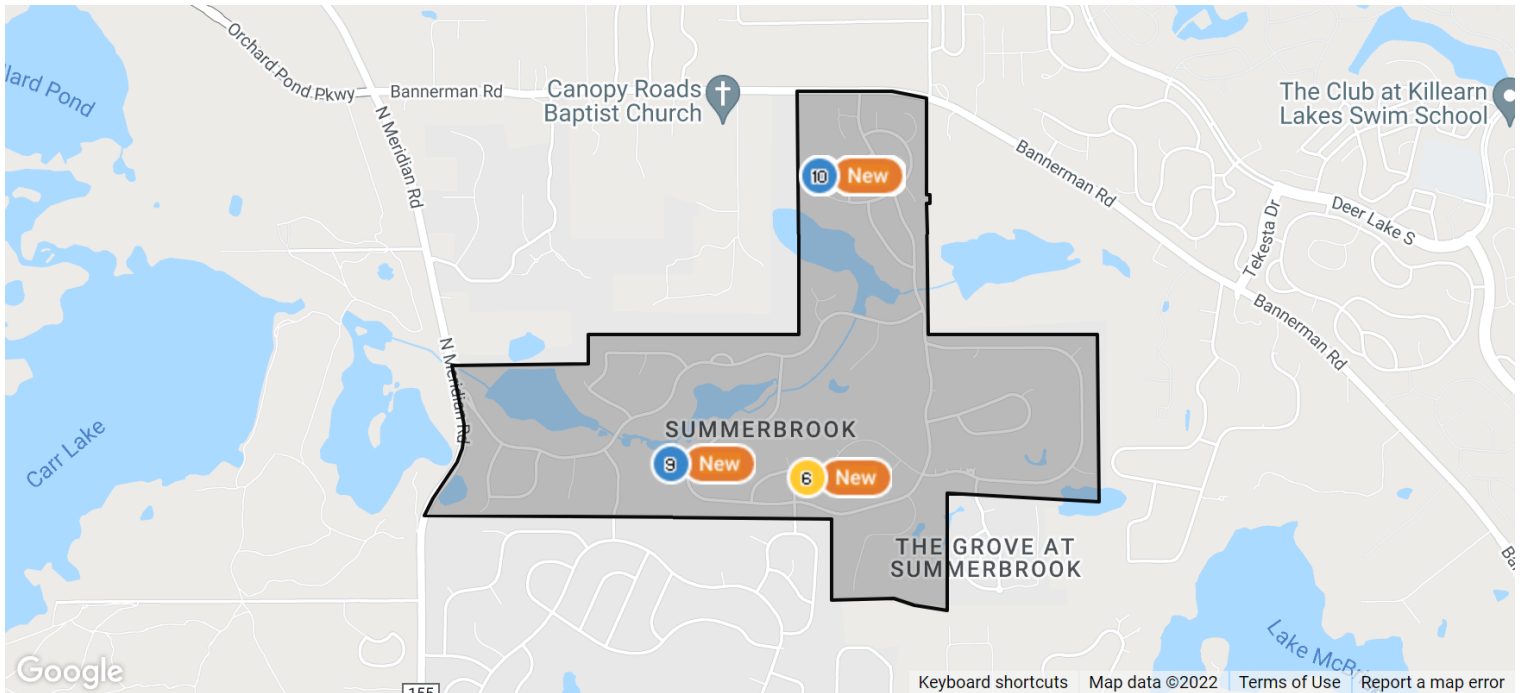
Market Activity Summary Stats





Search Criteria | **Location:** Summerbrook 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	10	8
Low Price / Value	\$3,450	\$453,488
Median Price / Value	\$622,250	\$513,000
High Price / Value	\$653,750	\$631,000
Average Price / Sq. Ft.	\$228	\$215
Median Price / Sq. Ft.	\$258	\$209
Average Days in RPR	34	69
Median Days in RPR	41	57
Total Volume	\$5,489,520	\$4,148,968





Summerbrook in Tallahassee, FL







New Listings: 10

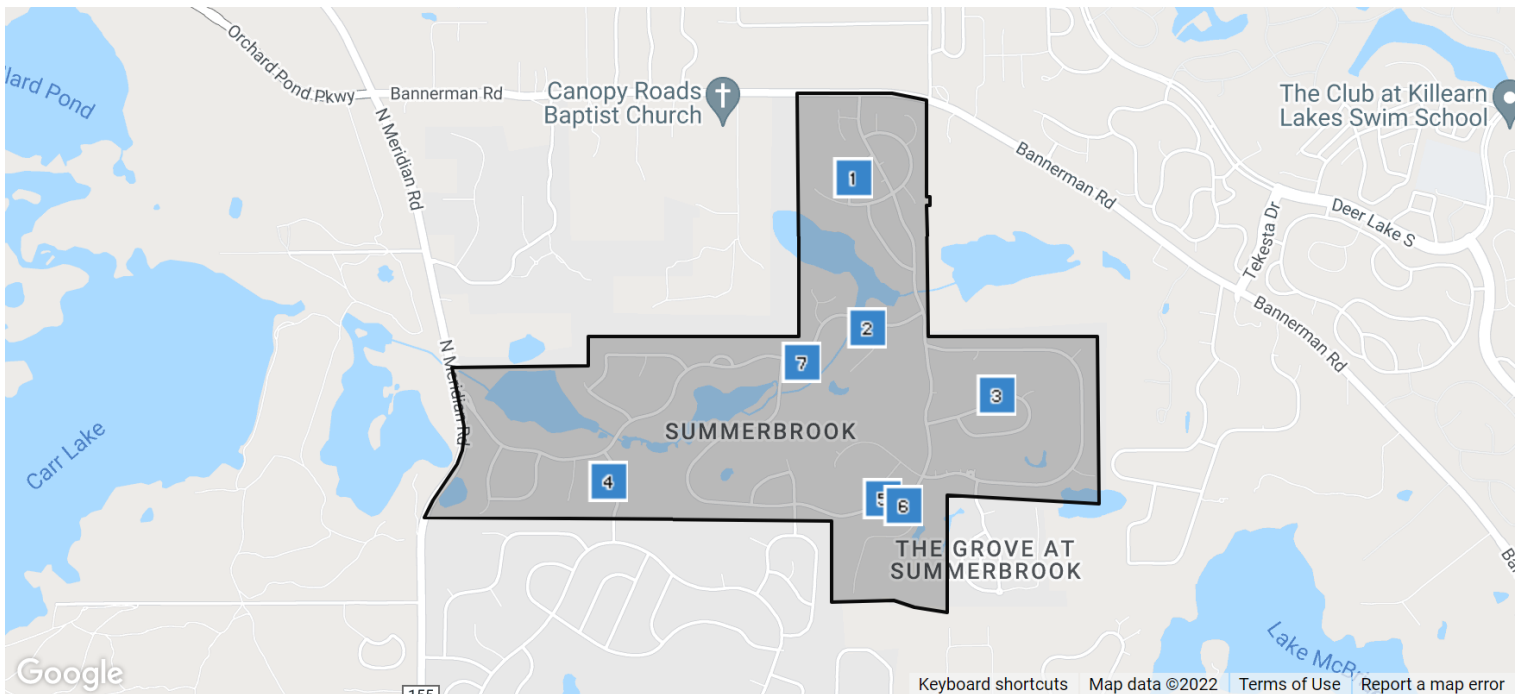
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	MLS ID: 342285							
	8517 Castle Pine Dr	Single Family	4/4	2,535	10,890	2022	2/16/2022	\$653,750	\$258
Voted Best Home Builder in 2021 and 2020 Parade of Homes Gold Medal Award winner, Tallahassee Homes has done it again! This NEW 4BR/3.5BA Lancaster model with courtyard entry garage is UNDER CONSTRUCTION soon. Loaded with new features for 2022 with a Huge Bonus Room. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.									
Listing Courtesy of TALLAHASSEE HOMES REALTY LLC									
	2 ● Active	MLS ID: 342176							
	501 Knotted Pine Dr	Single Family	4/3	2,450	10,454	2022	2/12/2022	\$632,500	\$258
GORGEOUS NEW 4BR/3BA is under construction. Builder Tallahassee Homes was recently Voted Best Home Builder in 2021 and was the 2020 Parade of Homes Gold Medal winner. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.									
Listing Courtesy of TALLAHASSEE HOMES REALTY LLC									

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: 341161						
	522 Knotted Pine Dr	Single Family	4/4	2,500	10,890	2022	1/16/2022	\$653,750 \$262
<p>Voted Best Home Builder in 2021 and 2020 Parade of Homes Gold Medal Award winner, Tallahassee Homes has done it again! This NEW 4BR/3.5BA Lancaster model with courtyard entry garage is UNDER CONSTRUCTION. Loaded with new features for 2022 with a Huge Bonus Room. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 15 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. Some lots have lot premiums REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 8501 Castle Pine Drive in the Hammock at Oak Grove. (address not yet in Google Maps-new road) Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>								
	4 ● Active	MLS ID: 340105						
	565 Knotted Pine Dr	Single Family	4/3	2,226	10,890	2022	12/8/2021	\$588,760 \$264
<p>This New Wilmington model (green home) is under construction and available soon. Home is a 4 BR / 3 BA with 2nd Owner Suite offered by the builder "Voted Best Home Builder 2021. Loaded with lots of custom upgrades at a great price on a larger lot backing up to green space and water feature. Community has walking trails, sports field, dog park and more! Home is Energy Star Certified, & FGBC Certified. Pictures may show quality features of previous/similar model or features not included. See Standard Features Sheet. Lawn service included with HOA dues. The Hammock at Oak Grove is Tallahassee's Newest Community with 89 Homesites built by Tallahassee Homes. Voted Best Home Builder in 2021 and 2020 Parade of Homes GOLD MEDAL Winner. Information is available at the SALES MODEL AND DESIGN CENTER, OPEN DAILY BY APPOINTMENT OR DURING OPEN HOUSES WED-FRI 3-5 PM SAT/SUN 12-3 PM at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan. Top rated schools.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>								
	5 ● Active	MLS ID: 341162						
	569 Knotted Pine Dr	Single Family	4/3	2,151	8,712	2022	1/16/2022	\$569,260 \$265
<p>Voted Best Home Builder in 2021 and 2020 Parade of Homes Gold Medal Award winner, Tallahassee Homes has done it again! This NEW 4BR/3BA New Holland model is UNDER CONSTRUCTION. Loaded with new features for 2022. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the upper \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>								
	6 ● Active	MLS ID: 341887						
	1111 Conservancy Dr W	Single Family	5/3	3,241	32,234	2002	2/5/2022	\$3,450 mo. \$1
<p>BEAUTIFUL ALL BRICK HOME IN SUMMERBROOKE ON .74 ACRES*RECENT UPDATES INCLUDE NEW PAINTING*NEW CARPET*NEW LANDSCAPING*HOME HAS FORMAL AND INFORMAL LIVING AREAS*FORMAL AND INFORMAL DINING*5 BEDROOMS, 3 FULL BATHS WITH OFFICE / NURSERY OFF MASTER SUITE*35 X 12 SCREENED PORCH*THIS HOME HAS IT ALL*RENT INCLUDES LAWN CARE.</p> <p><i>Courtesy of SOUTHWOOD PROPERTIES REAL ESTA</i></p>								

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.
	7 ● Active	MLS ID: 342439							
	564 Knotted Pine Dr	Single Family	3/3	1,892	8,712	2022	2/20/2022	\$499,800	\$264
<p>NEW 3BR/2.5BA Longwood model proposed construction with new features for 2022. FUTURE SALES MODEL NOT FOR SALE. REAL hardwood floors, granite counter-tops in kitchen and baths, ship-lap siding, stainless GE appliances, custom cabinets, luxurious crown moulding with rope lighting, stylish picture framed windows, covered front/rear porches and more. In Tallahassee's newest and most sought after community, THE Hammock at Oak Grove. Homeowner dues include lawn service. Top rated schools. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Home is Energy Star & FGBC Certified (Green Home). Pictures of previous model may show features not included. See Standard Features Sheet.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>									
	8 ● Active	MLS ID: 341160							
	549 Knotted Pine Dr	Single Family	4/4	2,500	10,890	2022	1/16/2022	\$643,750	\$258
<p>Voted Best Home Builder in 2021 and 2020 Parade of Homes Gold Medal Award winner, Tallahassee Homes has done it again! This NEW 4BR/3.5BA Lancaster model with courtyard entry garage is UNDER CONSTRUCTION and OPENING SOON as our Sales Model and Design Center (Not for Sale). Loaded with new features for 2022 with a Huge Bonus Room. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. Some lots have lot premiums REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>									
	9 ● Active	MLS ID: 341050							
	7601 Preservation Rd	Single Family	4/4	3,228	22,651	2000	1/12/2022	\$632,000	\$196
<p>Gorgeous all brick golf course home in the heart of Summerbrooke! Spacious, warm and inviting with spectacular view of 18th fairway from your back door. Extra attention to detail throughout in this immaculately cared for home. High ceilings, hardwood floors, custom built in entertainment area, 4 bedrooms plus office, heated and cooled sunroom. Fenced yard, custom landscaping with pavers, two car garage with golf cart garage and extra space for storage in crawl space. Make this one first on your list.</p> <p><i>Listing Courtesy of GARY BARTLETT REAL ESTATE</i></p>									
	10 ● Active	MLS ID: 341163							
	8512 Castle Pine Dr	Single Family	4/3	2,450	10,454	2022	1/16/2022	\$612,500	\$250
<p>GORGEOUS NEW 4BR/3BA is under construction. Builder Tallahassee Homes was recently Voted Best Home Builder in 2021 and was the 2020 Parade of Homes Gold Medal winner. Located in Tallahassee's Newest Most Desirable community, the Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools.</p> <p><i>Listing Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>									





Closed: 8

		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: 337499							
	509 Knotted Pine Dr	Single Family	4/3	2,050	9,583	2022	2/18/2022	\$481,980	\$235
<p>Just Voted Best Home Builder for 2021 and multiple award winning builder, Tallahassee Homes NEW4 BR/3.5 BA Windsor Model is an incredible new plan is UNDER CONSTRUCTION available soon and loaded with new features. Located in Tallahassee's Newest Most Desirable community, The Hammock at Oak Grove. There are 89 homesites with 14 gorgeous floor plans available on large green space lots from the \$400's. All homes are certified green homes. The Hammock has nearby sports fields, walking trails, fitness center, dog park, and community center and is close to shopping and great dining. REAL hardwood floors, quartz counter-tops in kitchen and baths, wood shelves, frameless master shower enclosure, ship-lap siding, stainless GE appliances, custom cabinets, porcelain sink, 8' foot high doors, luxurious crown moulding, rope lighting in step up ceilings, stylish picture framed windows, covered front/rear porches and much more! Homeowner dues include lawn service. Exciting NEW 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Pictures of previous model may show features not included. See Standard Features Sheet. Top rated schools. Buyer can select their own colors and finishes.</p> <p><i>Courtesy of TALLAHASSEE HOMES REALTY LLC</i></p>									
	2 ■ Closed	MLS ID: 338483							
	7798 Cricklewood Dr	Single Family	4/3	2,403	37,026	2000	12/6/2021	\$501,000	\$208
<p>Multiple offers received in first 24 hours. Enjoy 4th of July Fireworks over lake and golf course in Summerbrooke while relaxing in huge screened in pool/lanai with fountain and bar area. Custom built with stained wood trim/doors/cabinets, arched doorways, soaring ceilings, detailed tilework, open floorplan, 4 bedrooms plus office, 3 full baths, pantry, floored attic, tons of storage, expansive master with his and hers closets, oversized garage. '19 roof, '18 AC, '21 pool liner. Excellent schools, Summerbrooke golf course/dub/pool, Bannerman Crossing and new Greenwise close by. Come see today!</p> <p><i>Courtesy of R. J. ALLEN & ASSOCIATES, INC.</i></p>									

Closed: 8 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	3	Closed	MLS ID: 339233						
	1136 Greensward Dr	Single Family	4/3	2,502	29,185	1999	12/23/2021	\$525,000	\$210
<p>Sold Before going on market! Live in Summerbrooke "Neighborhood of the Year" This Beautiful salt water pool home sits on a quiet street and backs to the golf course. New Roof going on Nov 2021. New Pool enclosure with new liner and new heater. new fully fenced in backyard, new landscaping, updated kitchen and master bath, new wood flooring in master bedroom, dual master closets, and so much more!!!</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>									
	4	Closed	MLS ID: 340992						
	7120 Heritage Ridge Rd	Single Family	4/3	2,576	43,560	1991	2/16/2022	\$539,500	\$209
<p>First Class in Summerbrooke! Expect to be impressed! This IMMACULATE family home is on nearly an acre lot! All brick with a rear patio and covered porch that you won't want to leave. This plan is uniquely different, but AWESOME. Open living space that you can live in every square inch. HARDWOOD floors gleam, FIREPLACE, 4th bedroom is an awesome office, Master SUITE is spacious yet comfy, and kids(2) rooms have a Jack & Jill bath.</p> <p><i>Courtesy of COTTON & COMPANY REAL ESTATE</i></p>									
	5	Closed	MLS ID: 339157						
	7869 Preservation Rd	Single Family	4/3	2,364	25,264	1996	12/15/2021	\$479,000	\$203
<p>Newly available: an Arthur Rutenberg designed Mediterranean home with 4 bedrooms and 3 full baths located in the award winning Summerbrooke neighborhood. Stunning landscaping all around, the property is eye catching during the day and night thanks to luxurious flood lamps illuminating its towering palms. The home is tucked away in a grove of pine trees with a gorgeous oak tree shading the backyard. It is a natural paradise. Inside the tall double front doors, you step into a large great room with dining area, 15 foot ceilings, large custom windows all around, arched doorways and elegant chandeliers. Natural light floods the interior and illuminates the spectacular engineered rosewood floors that extend throughout the great room and each bedroom. Sliding glass doors expand across the entire back wall and open to the beautiful landscaped backyard and tiled patio. Perfect for a grill and outdoor table and chairs, the patio is surrounded by greenery, palm trees, and features a hanging lounge chair. The home is a true split floor plan with master bedroom and bath on one side, two bedrooms with shared bath on the other and an office with full bath toward the back. The great room, kitchen and family rooms separate the bedrooms. This creates privacy and cuts down on noise transfer for a peaceful space. The full kitchen has been recently refinished with white cabinets and brand new stainless steel appliances. The adjacent family room features a beautiful gas fireplace with mantle and decorative crown molding. With a ceiling fan overhead, it is comfortable all year. Double doors open to the master bedroom with plenty of natural light and its own set of French doors leading to the back patio. An open walkway with double walk-in closets lead to a newly redesigned master bathroom. This features a large, relaxing jetted tub, extra large shower, Roman shades, and nickel features. A brand new heat pump by York with inverter system has been installed, greatly improving comfort and energy efficiency. It comes with a 10 year warranty. The roof was replaced in 2016. A full, programmable sprinkler system makes sure the palms, cactus, and grass all get plenty to drink all year. The garage features plenty of extra shelving for storage and a true pull down ladder to the illuminated attic. The home is set up to be monitored by Cove Security or ADT. Several smart systems have been installed including a Ring doorbell, Eufy smart door lock, and an Ecobee thermostat with Alexa. There are brand new Fanimation remote fans in the master bedroom and office.</p> <p><i>Courtesy of HOMECOM.COM</i></p>									
	6	Closed	MLS ID: 338462						
	7096 Spicewood Ln	Single Family	5/3	2,724	22,651	2000	12/15/2021	\$538,000	\$198
<p>Stunning home in Tallahassee's high desired Summerbrooke. Rare find with 5 bedrooms and 3 full baths. 2 car garage with extra parking spaces. Kitchen and bathrooms have all been recently updated. 3 bedrooms are downstairs including master. 4 of the 5 bedroom closets are walk-in. Upstairs includes 2 bedrooms, full bath and small living area with an additional small nook area. Outside enjoy the screened in back porch with additional patio space. Backyard is fully fenced with privacy fence. 2021 roof with gutters. 2018 HVAC. Multi-use pad in backyard with electric. Generator hook up in garage. GO SEE!</p> <p><i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>									

Closed: 8 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	7	Closed	MLS ID: 338962						
	1085 Summerbrooke Dr	Single Family	4/4	3,075	24,829	1994	12/17/2021	\$631,000	\$205
Contingent upon inspections and financing. Fabulous all brick home located on the 10th fairway of Summerbrooke Golf Course. Super floor plan with large eat in kitchen, family room, dining room that opens up to an additional sitting room, 2 fireplaces, 4 bedrooms (Master down) 4 baths (master bath remodeled 2021) Wonderful screened porch with beautifully landscaped yard. Updated appliances, newer roof (2014). Massey termite bond. Tons of storage under the house. This home is move in ready and a MUST see!									
Courtesy of HILL SPOONER & ELLIOTT INC									
	8	Closed	MLS ID: 338576						
	517 Knotted Pine Dr	Single Family	3/3	1,818	9,147	2022	2/2/2022	\$453,488	\$249
Award winning builder, Tallahassee Homes NEW 3 BR / 3 BA with Office - New Hamilton Courtyard Model is an incredible new plan for 2022 and loaded with new features. Under Construction with REAL hardwood floors, quartz countertops in kitchen and baths, irrigation, deluxe GE stainless appliances, custom cabinets, luxurious crown moulding with rope lighting, stylish picture framed windows, covered front/rear porches and more. In Tallahassee's newest most sought after community, The Hammock at Oak Grove (89 homesites). Homeowner dues include lawn service. Available soon. SELLING FAST. Price increase Nov 1st! Exciting New 2022 floor plans of this model and others can be obtained from the SALES MODEL AND DESIGN CENTER OPEN DAILY or BY APPOINTMENT at 5211 Old Retreat Way (off Highland Drive) in The Retreat at Mahan or website. Home is SALES MODEL (Not for Sale) Energy Star & FGBC Certified (Green Home). Pictures of previous model may show features not included of interior quality. See Standard Features Sheet. Top rated schools. Builder just Voted Best Home Builder in 2021!									
Courtesy of TALLAHASSEE HOMES REALTY LLC									

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>

