

MARKET ACTIVITY REPORT

# Waverly Hills in Tallahassee, FL



Presented by  
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 Florida Real Estate License: 3273532



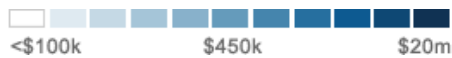
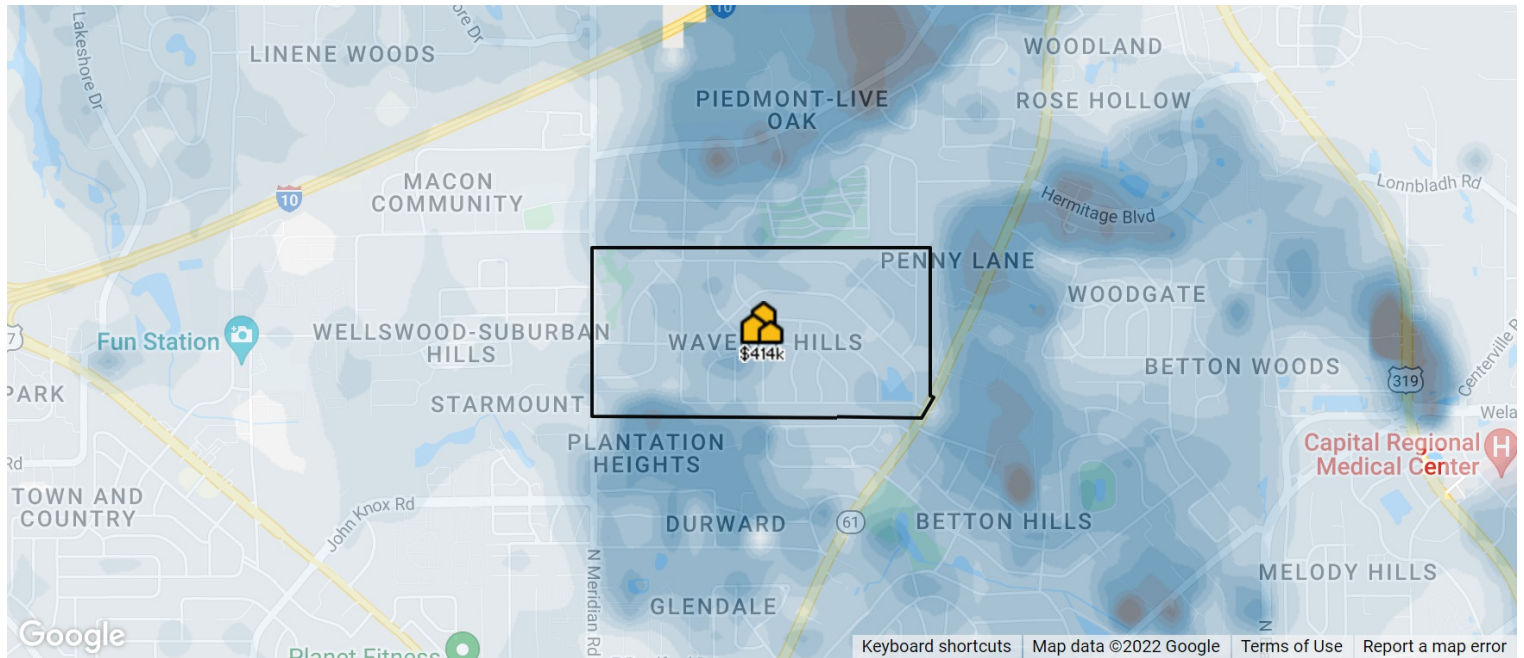
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 Agent: <https://livingintallahassee.com/>

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

# Waverly Hills in Tallahassee, FL

## Market Snapshot: Estimated Home Values



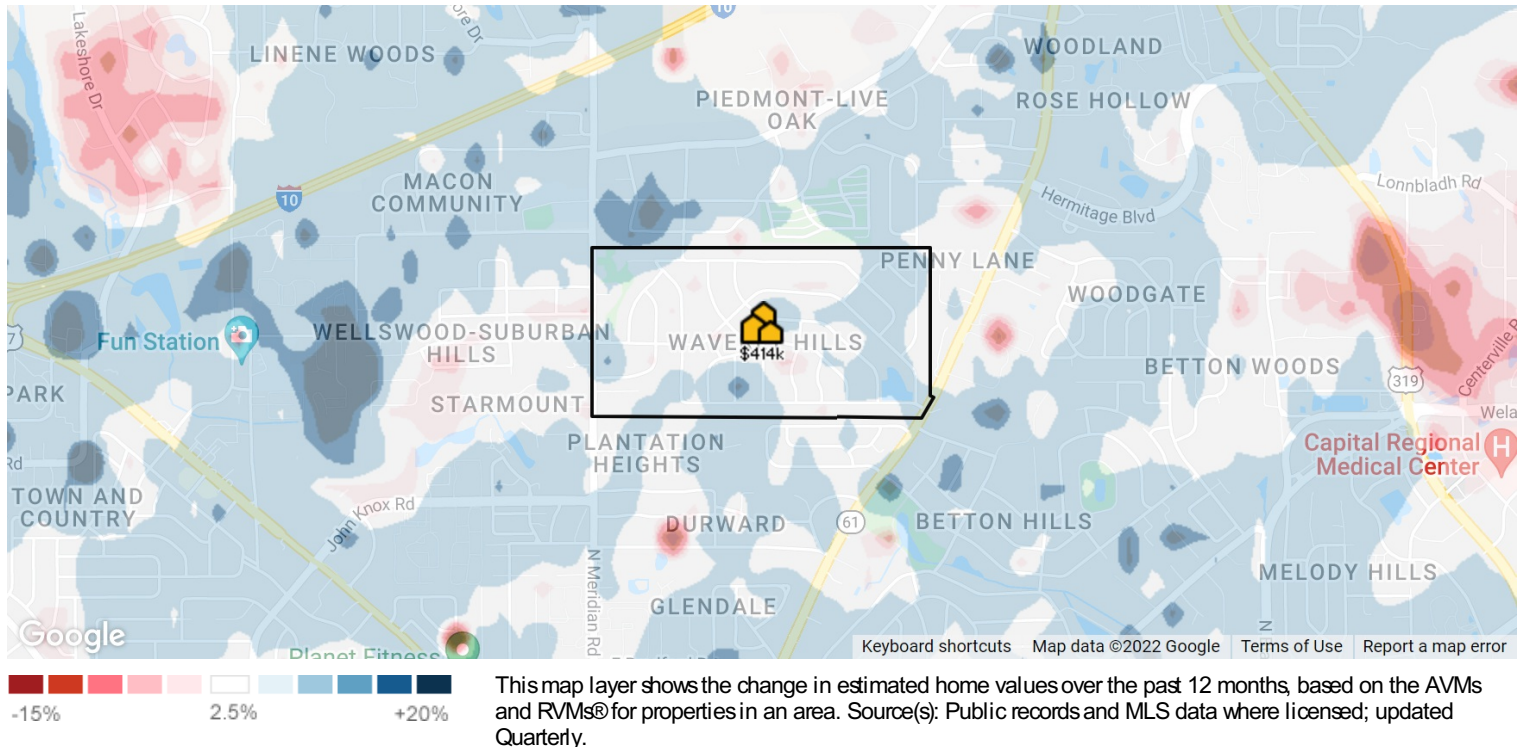
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| Median Est. Home Value              | Change Over Last Month | Change Over Last 3 Months | Change Over Last 12 Months | Change Over Last 24 Months |
|-------------------------------------|------------------------|---------------------------|----------------------------|----------------------------|
| <b>\$414K</b><br>Updated: 1/31/2022 | <b>0.64%</b>           | <b>0.14%</b>              | <b>18.75%</b>              | <b>26.7%</b>               |

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.

# Waverly Hills in Tallahassee, FL

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



Median Est. Home Value

**\$414K**

Updated: 1/31/2022

Change Over  
Last 12 Months

**↑ 18.75%**

Change Over  
Last 24 Months

**↑ 26.7%**

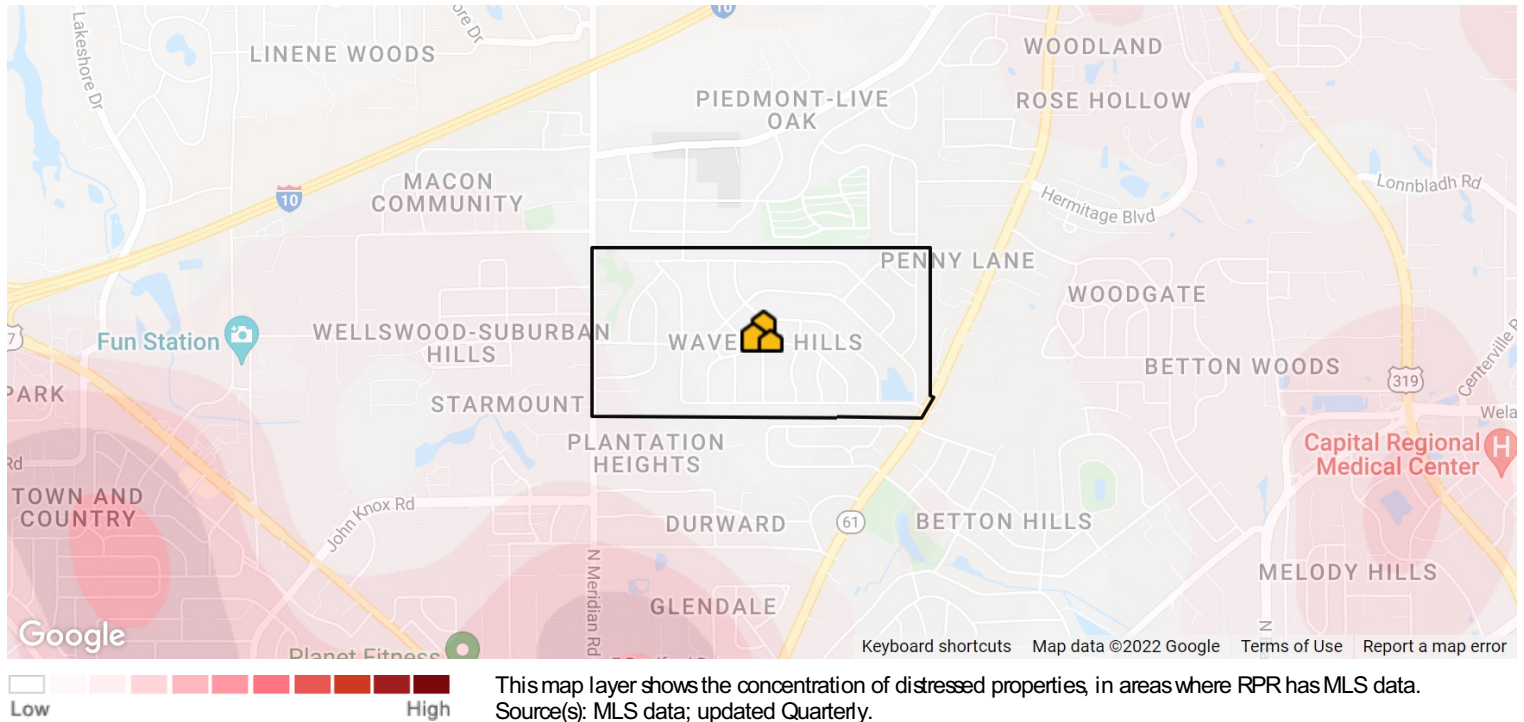
Change Over  
Last 36 Months

**↑ 28.83%**

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.

# Waverly Hills in Tallahassee, FL

## Market Snapshot: Concentration of Distressed Properties



Total # of  
Distressed Properties

0

Updated: 2/26/2022

# of  
Pre-Foreclosures

0

# of  
Foreclosures

0

# of  
Foreclosed

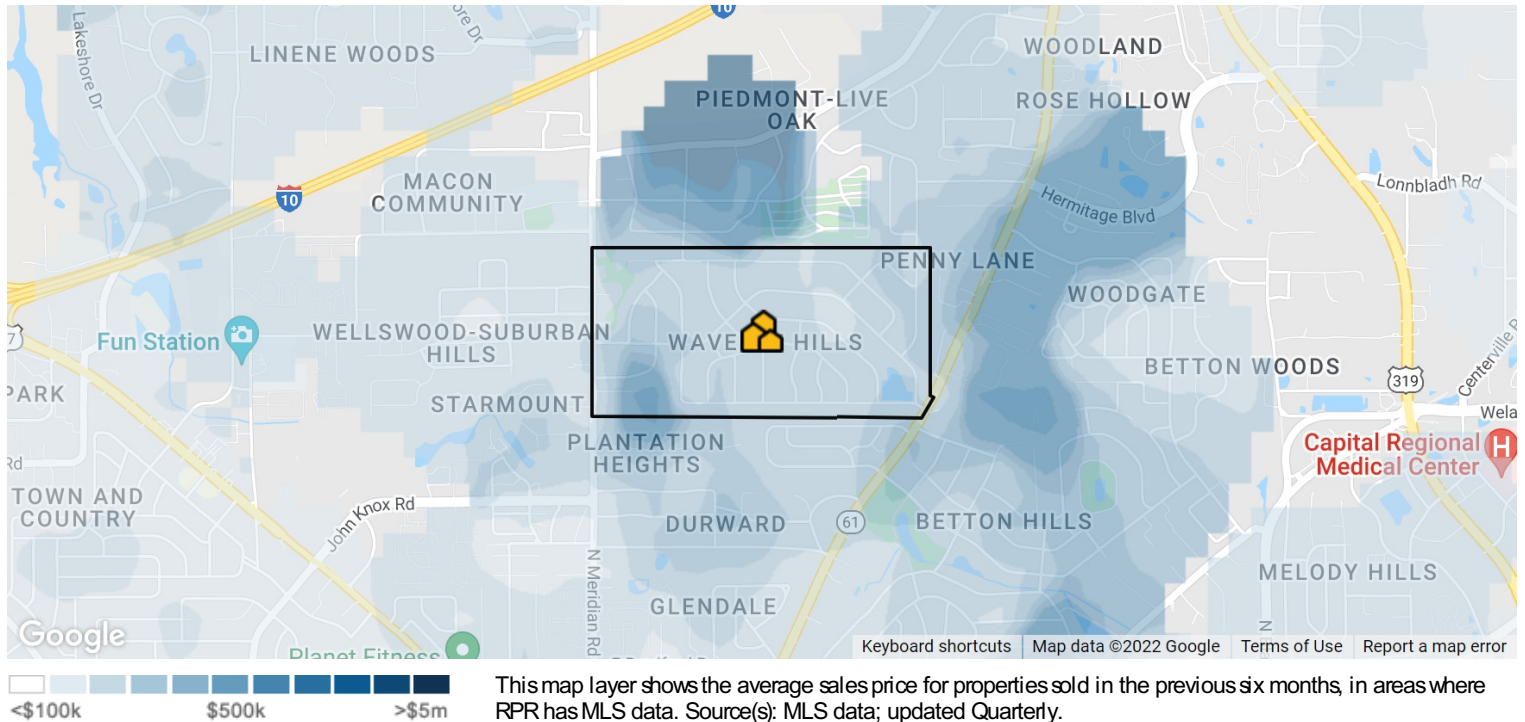
0

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



# Waverly Hills in Tallahassee, FL

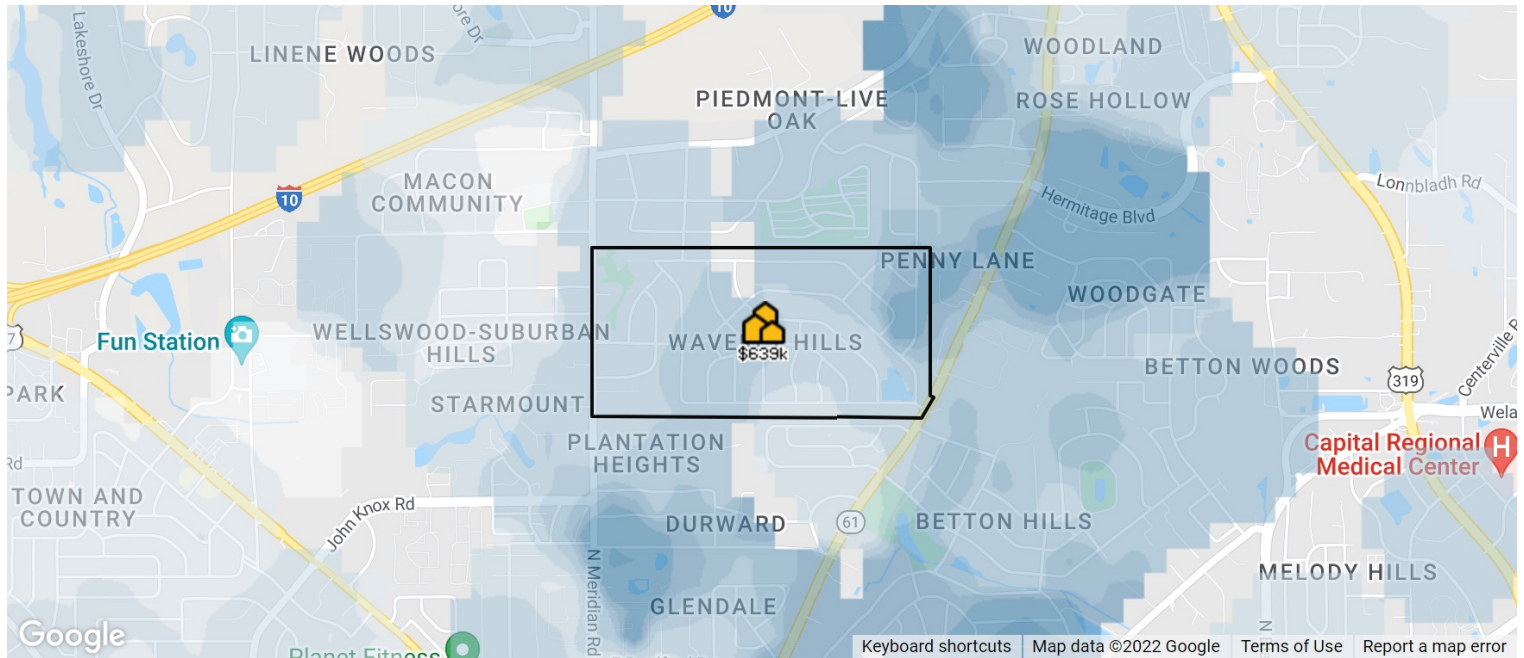
## Market Snapshot: Sales Price



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

# Waverly Hills in Tallahassee, FL

## Market Snapshot: List Price



Median List Price

**\$639K**

Updated: 1/31/2022

Change Over  
Last Month

↑ **17.8%**

Change Over  
Last 3 Months

↑ **50.35%**

Change Over  
Last 12 Months

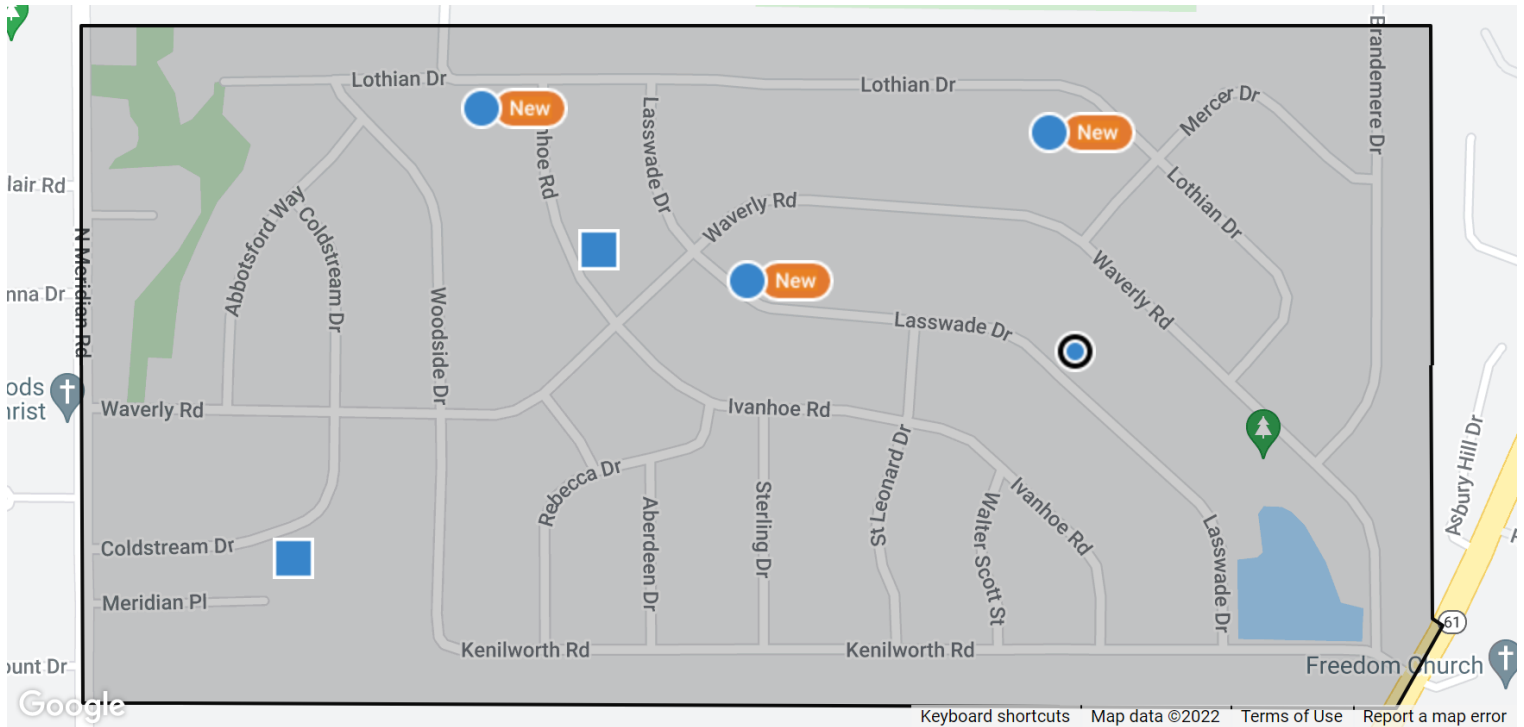
↑ **59.79%**

Change Over  
Last 24 Months




↑ **104.51%**

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

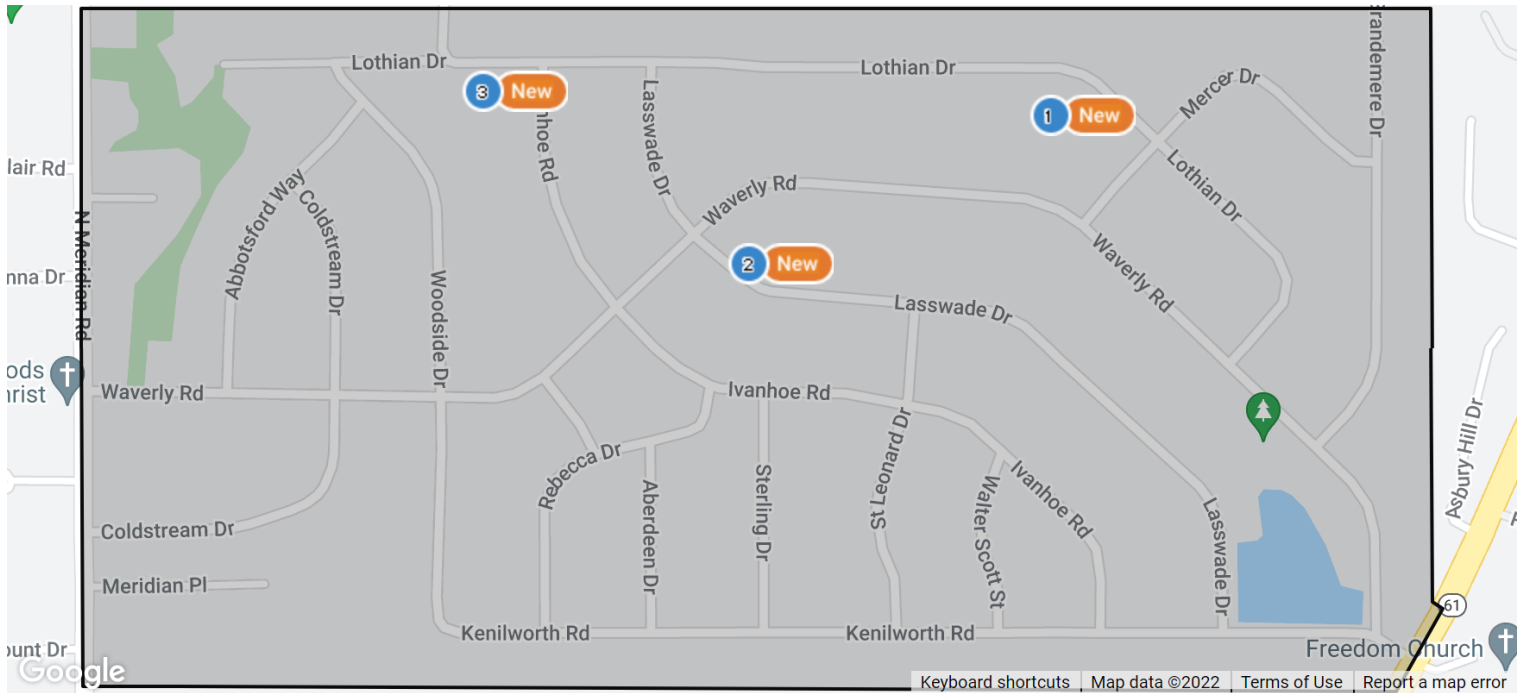
## Market Activity Summary Stats



**Search Criteria** | **Location:** Waverly Hills 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    | 3  | 1   | 2  |
| Low Price / Value       | \$425,000  | \$450,000   | \$390,000  |
| Median Price / Value    | \$600,000  | \$450,000   | \$407,500  |
| High Price / Value      | \$639,000  | \$450,000   | \$425,000  |
| Average Price / Sq. Ft. | \$195  | \$205   | \$174  |
| Median Price / Sq. Ft.  | \$203  | \$205   | \$174  |
| Average Days in RPR     | 22   | 23  | 77   |
| Median Days in RPR      | 15   | 23  | 77   |
| Total Volume            | \$1,664,000  | \$450,000   | \$815,000  |

# Waverly Hills in Tallahassee, FL



## New Listings: 3



1 ● Active

MLS ID: 342410

1017 Lothian Dr

Single Family

6/4

3,694

27,878

1967

2/18/2022

\$600,000

\$162

Top notch home in desirable Waverly Hills neighborhood boasts gracious front entry with sweeping circular staircase. Large kitchen, perfect for entertaining with glass front cabinets, 5 burner gas stove and separate breakfast area. Room for the whole crew with 6 bedrooms and 3.5 baths. Multigenerational potential here! Downstairs living room can be flex space with multiple options, even room for large pool table - also has 3 office areas and 2 bedrooms. Relax on the screened 24 x 18 porch with skylights and wet bar overlooking the privacy plus backyard. Hardwood floors in the sprawling living room with fireplace and floor to ceiling windows. Spacious master bedroom has massive 11 x 8 closet. Oversized 2 car garage has extra storage rooms all along the back wall. Laundry room has additional storage space as well.

Listing Courtesy of COLDWELL BANKER HARTUNG



2 ● Active

MLS ID: 341122

906 Lasswade Dr

Single Family

3/4

2,918

17,424

1963

1/14/2022

\$639,000

\$219

This charming 3 bedroom 4 full bathroom home has been beautifully updated at every turn and has a pool! Featuring a brand new kitchen with shaker style cabinetry, quartz countertops, and stainless steel appliances along with stunning bathrooms, new flooring, and upgraded fixtures throughout. This home also has a 4th room that could make an excellent 4th bedroom, office, playroom, game room or living room! Behind the home you will find a tranquil backyard with a pool, and patio that makes this a great area for relaxation or entertaining! Get your prequalification and schedule a showing today.

Listing Courtesy of GET MORE OFFERS



## New Listings: 3 (cont.)



3 ● Active *MLS ID: 341975*

**707 Lothian Dr**

Single Family

4/4

2,091

25,264

1954

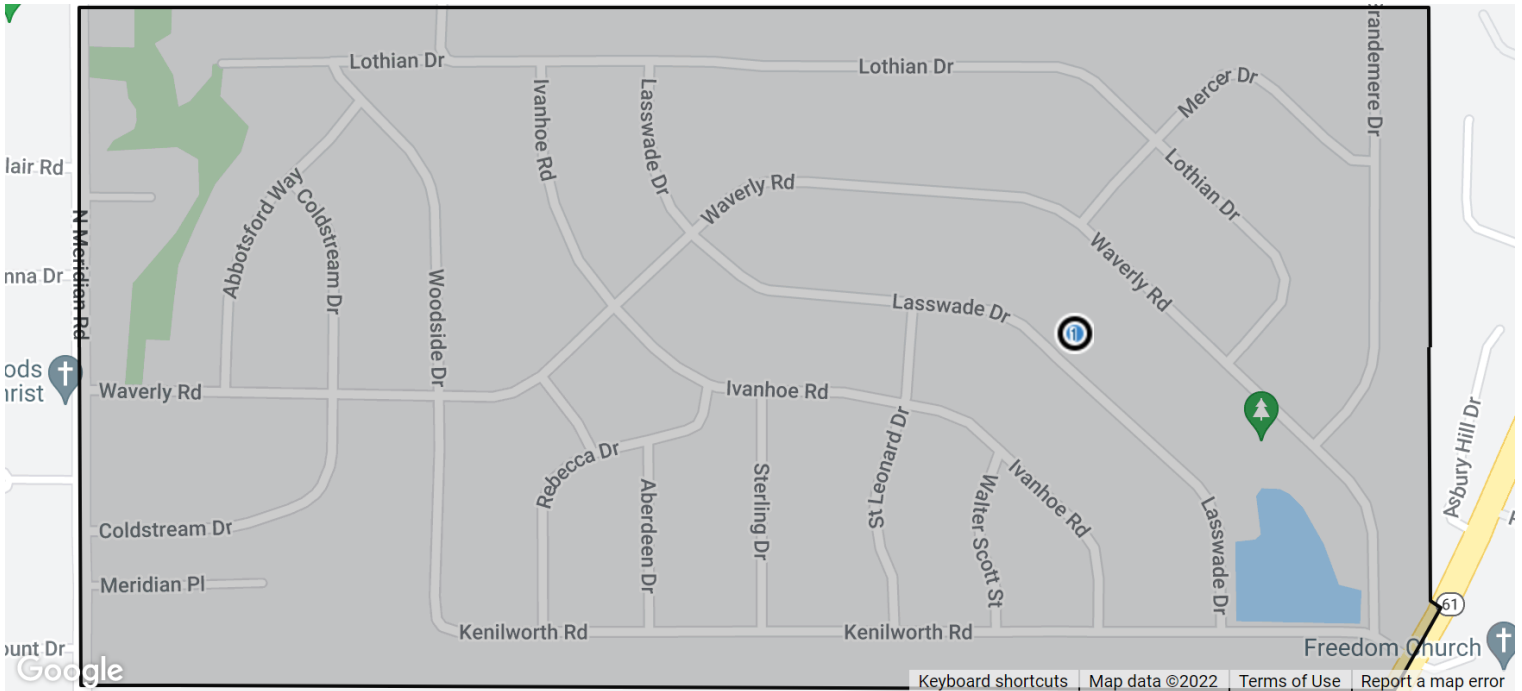
2/11/2022

\$425,000

\$203


**\*\*Offers due by Monday, Feb. 14 at 10am with a response time of Tuesday Feb. 15 at 5pm.\*\*** This fantastic 4/3.5 Waverly Hills home is situated on nearly a half acre corner lot. Upon entering you're greeted with gleaming hardwoods throughout the entry, dining room and living room. The living room boasts recessed lighting and large windows overlooking the backyard. Off the living room you're met with an expansive updated kitchen which opens to a fantastic Florida room full of natural light and views of the pool. Your master bedroom features an ensuite bath. This home is ready for its new owners to enjoy all that a Waverly Hills pool home has to offer.

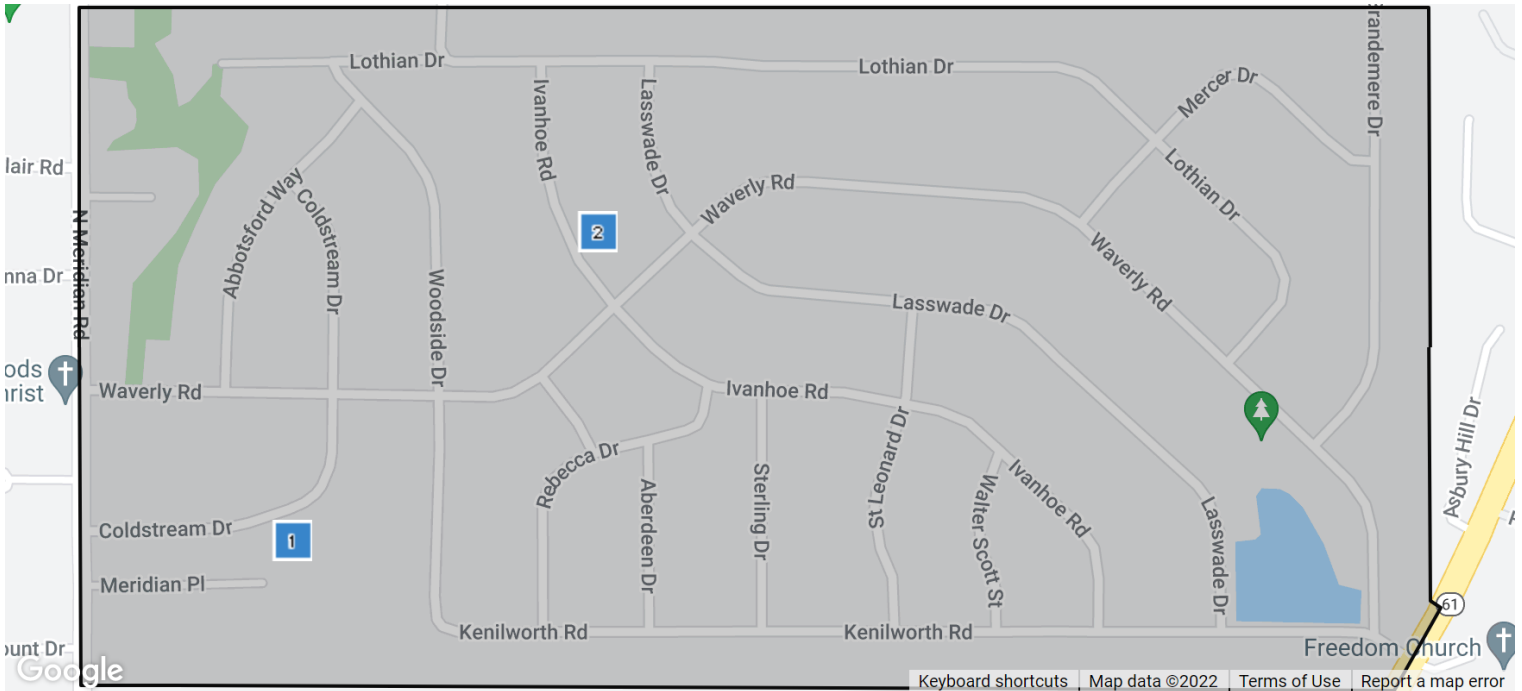
*Listing Courtesy of HILL SPOONER & ELLIOTT INC*





Pending: 1



|  | Prop Type      | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|----------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
| 1  Pending   | MLS ID: 341857 |         |                     |                  |           |                    |              |                   |
| <b>1106 Lasswade Dr</b>  | Single Family  | 3/3     | 2,200               | 21,780           | 2/3/2022  | \$450,000          | 2/21/2022    | \$205             |
| Waverly Pool home completely remodeled with spacious large yard, hardwood floors, updated mater bath including jacuzzi tub and separate shower. Stainless appliances, granite counter tops and custom cabinetry. This is a home you will not want to miss! |                |         |                     |                  |           |                    |              |                   |
| Listing Courtesy of COLDWELL BANKER HARTUNG  |                |         |                     |                  |           |                    |              |                   |



Closed: 2

|  |   | Prop Type      | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Close Date | Close Price | Price per sq. ft. |
|--|---|----------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
|   | 1 <span style="background-color: #0070C0; color: white; padding: 2px 5px;">Closed</span>  | MLS ID: 337792 |         |                     |                  |            |            |             |                   |
|  | <b>503 Coldstream Dr</b>  | Single Family  | 3/3     | 1,882               | 18,730           | 1955       | 12/14/2021 | \$390,000   | \$207             |
|  | Beautifully remodeled home in sought after Waverly Hills. New metal roof, new windows and doors, renovated kitchen and baths, and more!   |                |         |                     |                  |            |            |             |                   |
|  | Courtesy of LORD & STANLEY REALTY, INC.   |                |         |                     |                  |            |            |             |                   |
|  | 2 <span style="background-color: #0070C0; color: white; padding: 2px 5px;">Closed</span>  | MLS ID: 337406 |         |                     |                  |            |            |             |                   |
|  | <b>2909 Ivanhoe Rd</b>  | Single Family  | 3/2     | 3,000               | 25,700           | 1958       | 11/30/2021 | \$425,000   | \$142             |
|  | SELLER WILL PAY BUYER'S CLOSING COSTS. Classic Waverly Home on large lot with lots of live oak and banana trees with fenced concrete pool and brick patio to include built in grill, new roof. Pull up carpet to enjoy original hardwood floors, floor to ceiling windows in some rooms with plantation shutters. Large living room, separate dining room, eat in kitchen with newer appliances with door/steps to outside patio. Separate den/living room with a fireplace to include built in desks and bookcases with a door to patio, basement with washer and dryer and door to outside. |                |         |                     |                  |            |            |             |                   |
|  | Courtesy of ARMOR REALTY OF TALLAHASSEE   |                |         |                     |                  |            |            |             |                   |

## 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>

