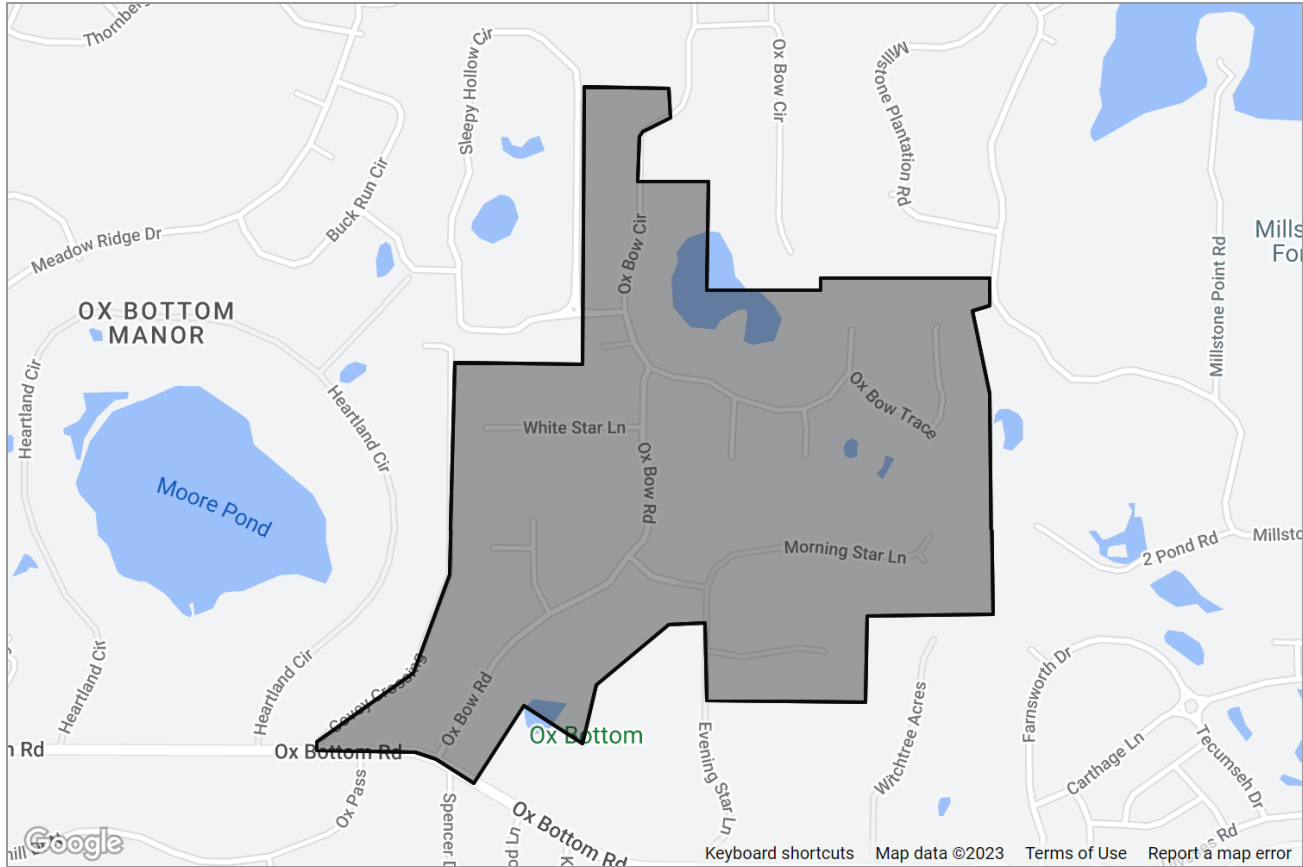




MARKET ACTIVITY REPORT

Ox Bottom in Leon County, FL



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



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

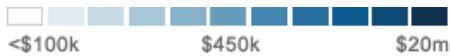
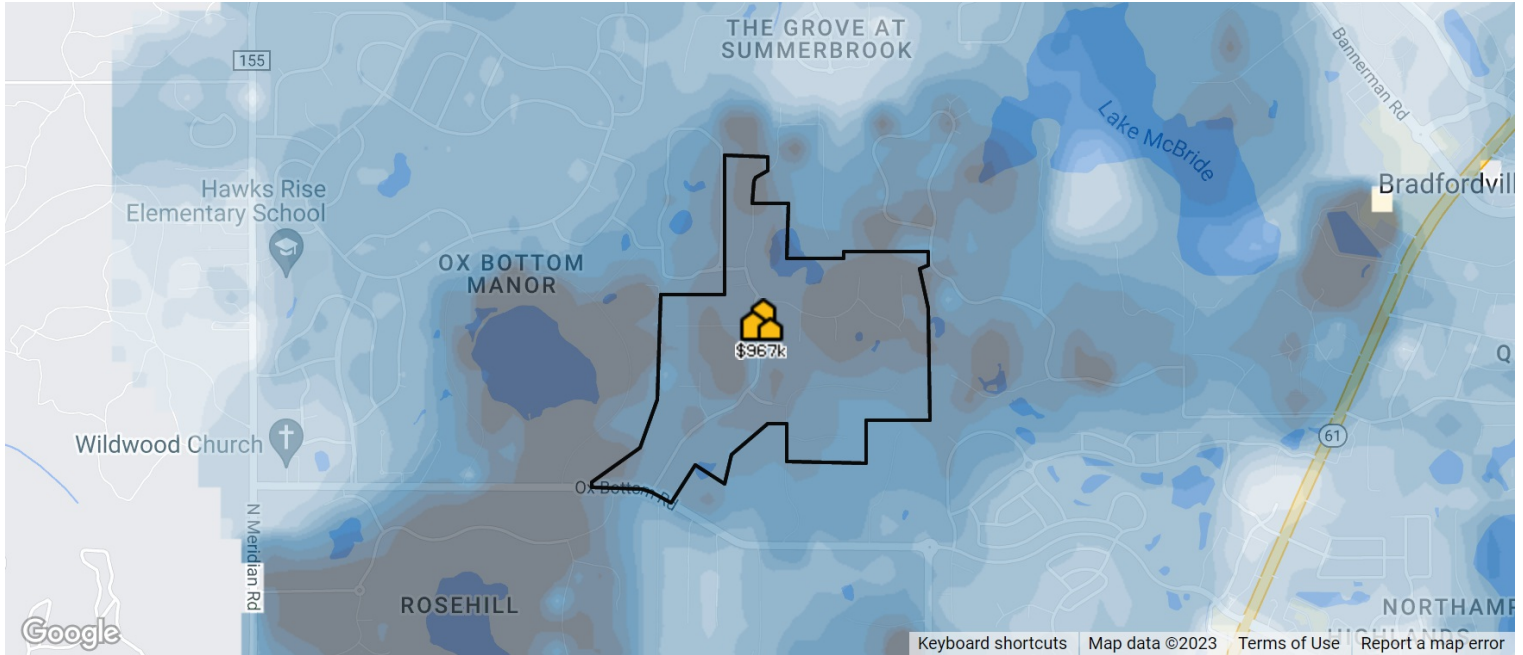
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Ox Bottom in Leon County, FL

Market Snapshot: Estimated Home Values



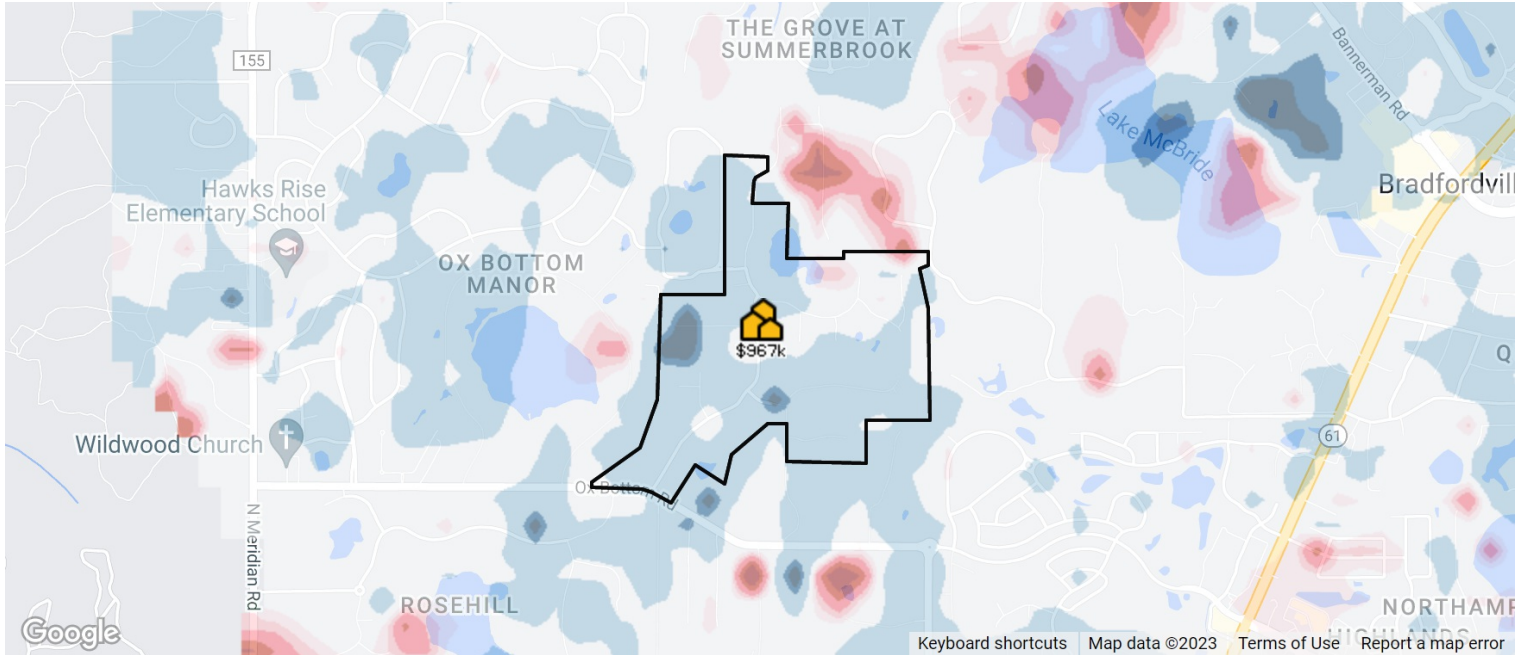
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$967K</p> <p>Updated: 12/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 1.18%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.5%</p>	<p>Change Over Last 12 Months</p> <p>↑ 15.7%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.34%</p>
--------------------------------------------------------------------------------------	-----------------------------------------------------	-------------------------------------------------------	---------------------------------------------------------	----------------------------------------------------------

*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



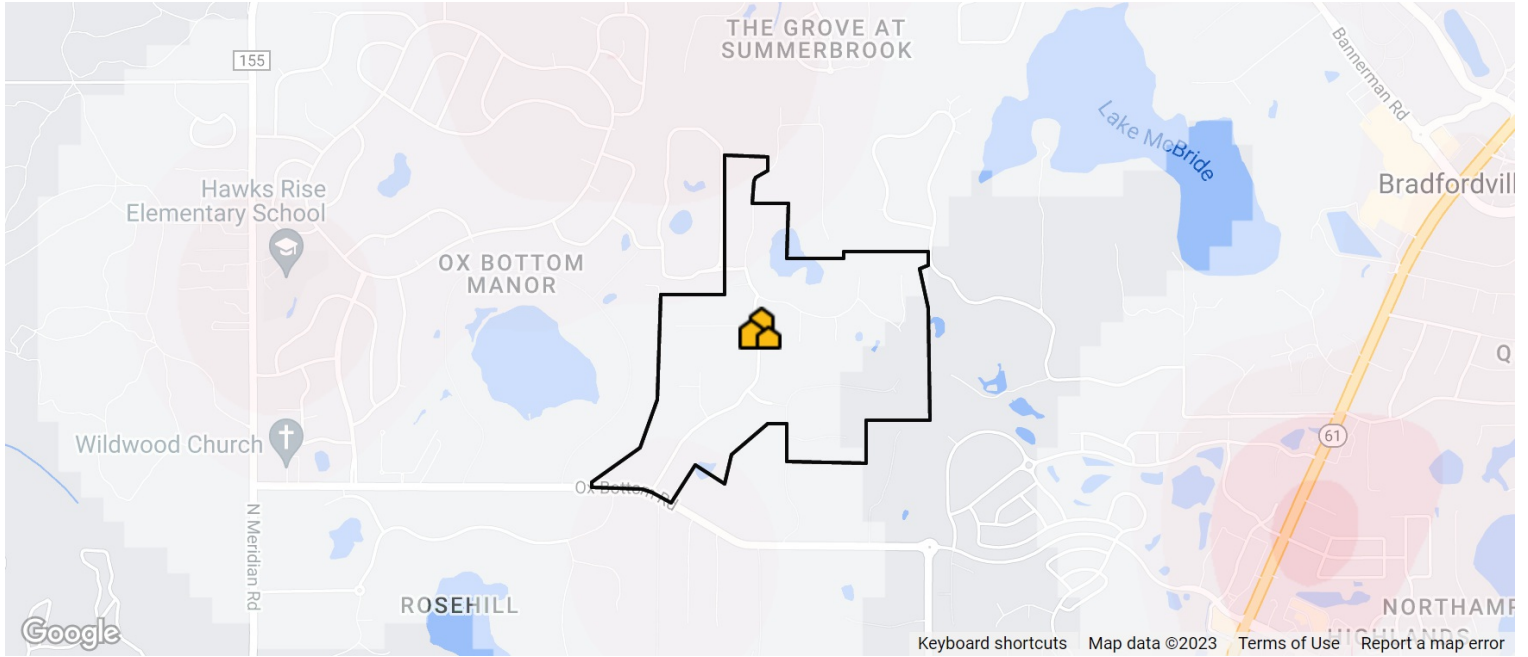
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$967K</p> <p>Updated: 12/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 15.7%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.34%</p>	<p>Change Over Last 36 Months</p> <p>↑ 40.84%</p>
-------------------------------------------------------------------------------	---------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------

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



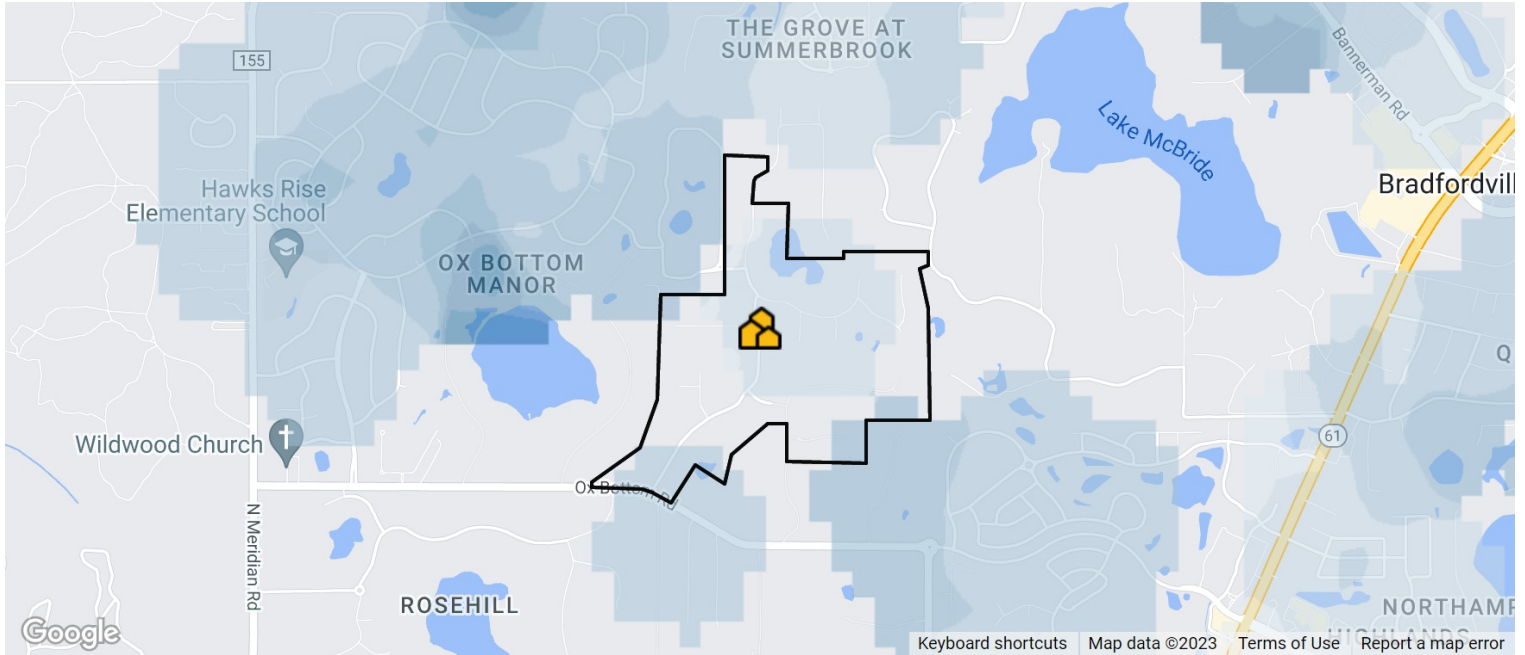
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 1/13/2023</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 1/13/2023.

Ox Bottom in Leon County, FL

Market Snapshot: Sales Price



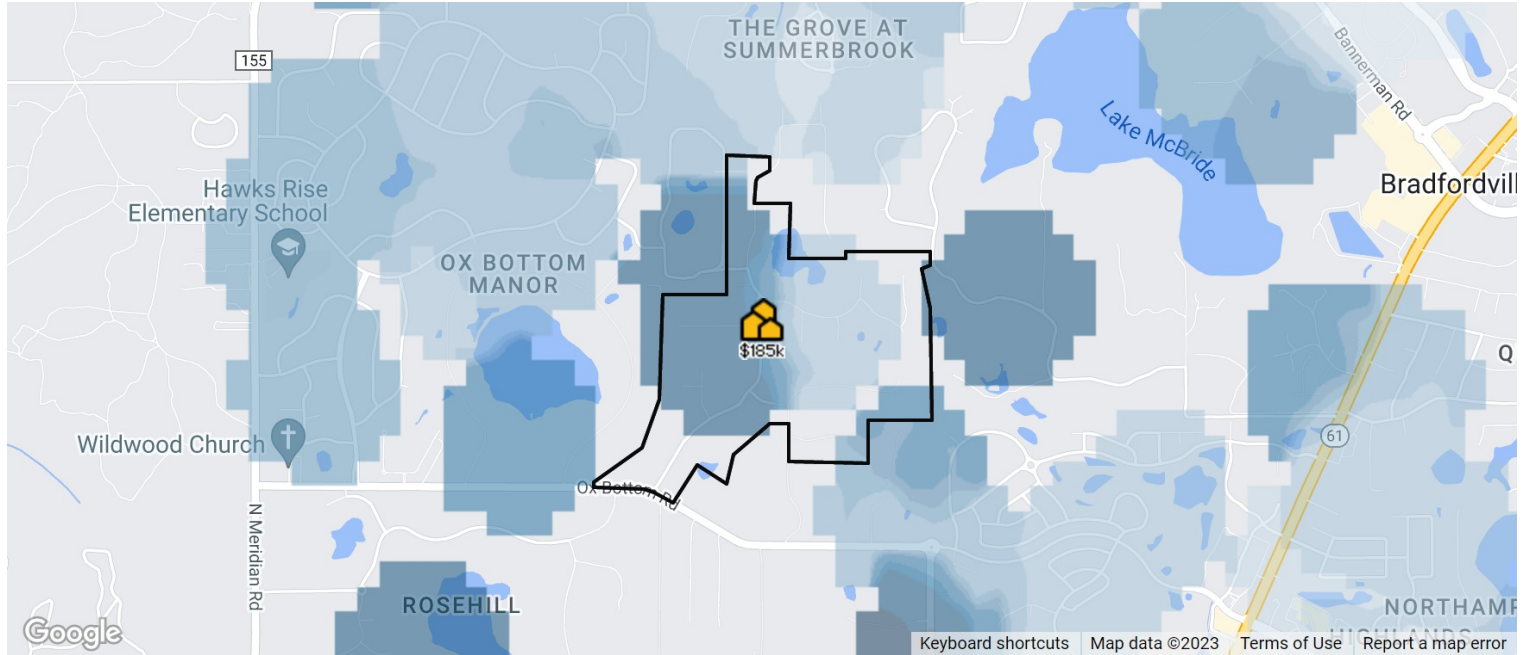
<\$100k
 \$500k
 >\$5m

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.

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



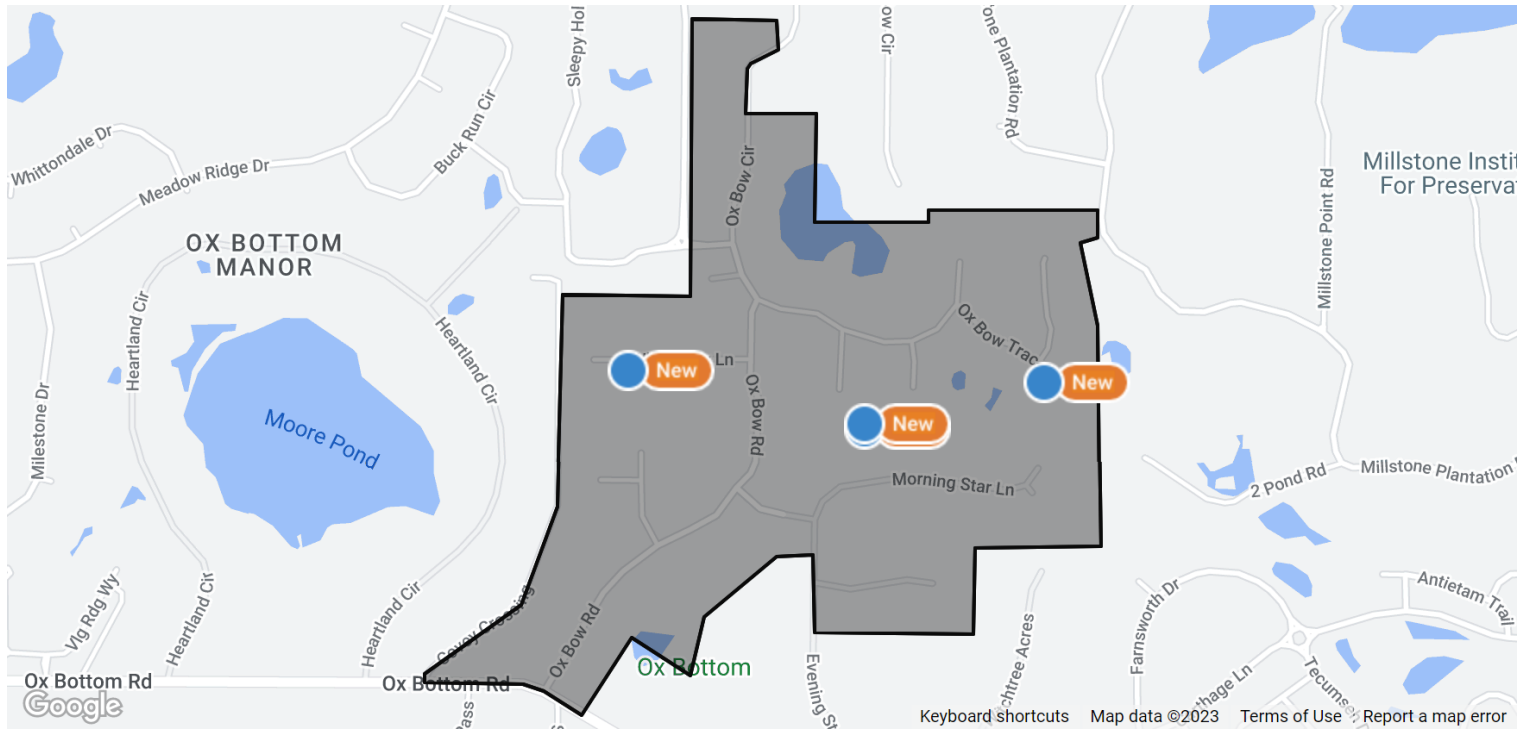
Legend: <\$100k, \$500k, >\$5m

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.



<p>Median List Price</p> <p>\$185K</p> <p>Updated: 12/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 15.87%</p>	<p>Change Over Last 3 Months</p> <p>↓ 22.88%</p>	<p>Change Over Last 12 Months</p> <p>↓ 19.53%</p>	<p>Change Over Last 24 Months</p> <p>↓ 47.36%</p>
---------------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------

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

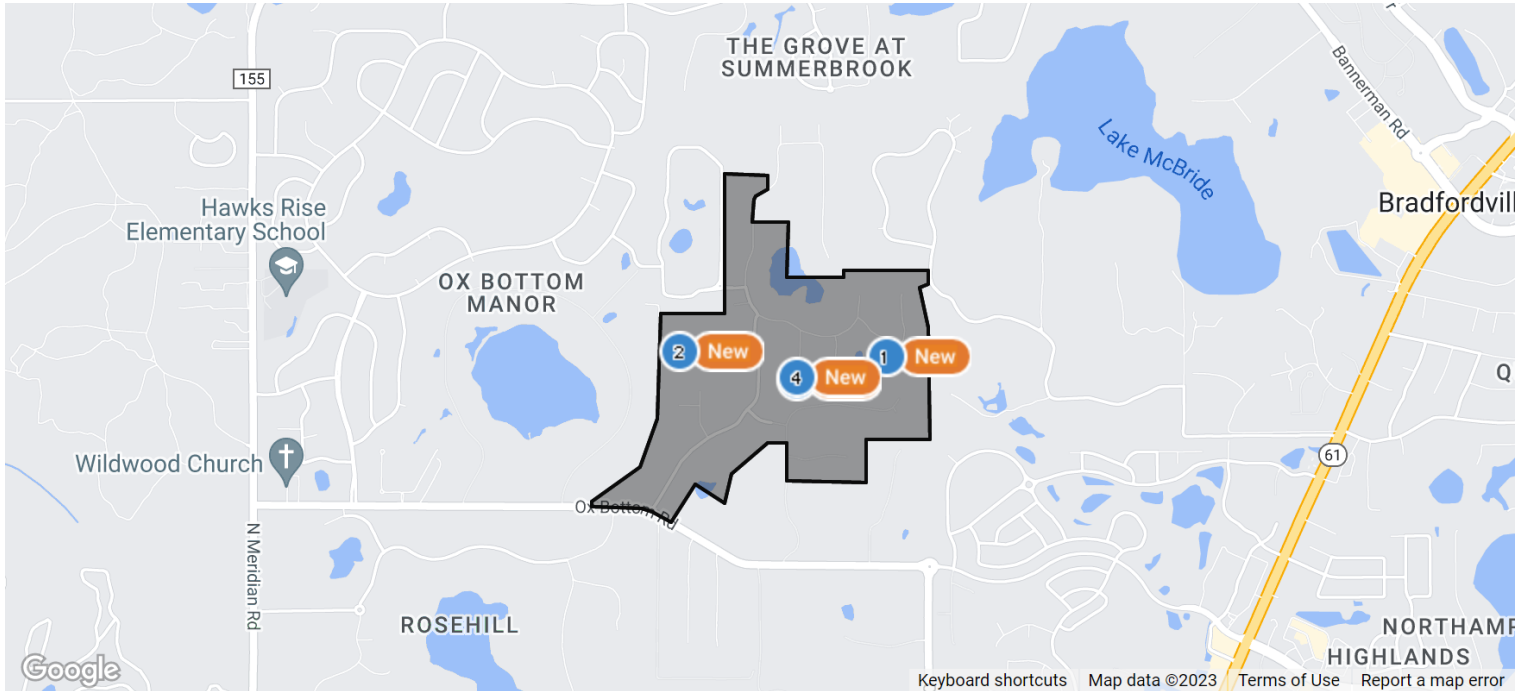
Market Activity Summary Stats






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, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending
Number of Properties	4	1
Low Price / Value	\$225,000	\$379,900
Median Price / Value	\$697,500	\$379,900
High Price / Value	\$1,590,000	\$379,900
Average Price / Sq. Ft.	\$216	\$151
Median Price / Sq. Ft.	\$224	\$151
Average Days in RPR	21	66
Median Days in RPR	21	66
Total Volume	\$3,210,000	\$379,900

Ox Bottom in Leon County, FL



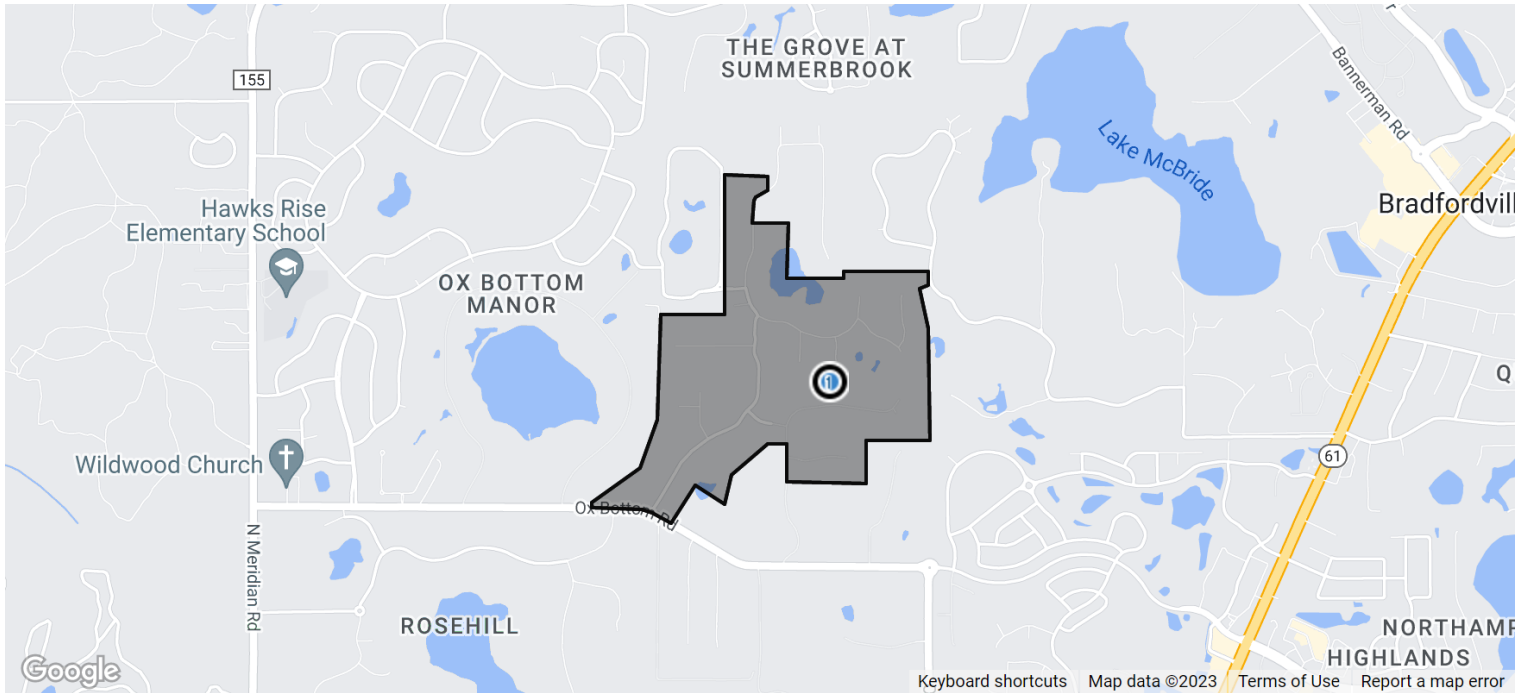
New Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active • New, Active: 12/5/2022 <i>MLS ID: 353465</i></p> <p>1887 Ox Bow Trce Single Family 4/5 4,671 71,438 2004 12/5/2022 \$1,150,000 \$246</p> <p>Custom Built Home for the Entertainer! This 4 bedroom, 4.5 bath sits on 1.67 acres and features elegance galore! New kitchen in 2017. Formal and informal areas with an open floor plan that is great for guests and family. Outdoor kitchen and covered porch overlook large concrete pool, spa and patio. Backyard is surrounded by trees for your privacy. <i>Listing Courtesy of PRIMESOUTH FEZLER, RUSSELL AND</i></p>								
 <p>2 Active • New, Contingent: 1/3/2023 <i>MLS ID: 354070</i></p> <p>1385 White Star Ln Single Family 5/6 5,931 220,413 2001 1/3/2023 \$1,590,000 \$268</p> <p>\$15K credit toward rate buy down or closing costs. One-of-a-kind NE Estate on 5+ acres w sparkling pool & horse barn; Exquisite property w totally private feel; Attention was given to every detail from the gleaming hardwoods to extensive mouldings; Foyer w soaring ceiling; Formal living/billiards rm w built-ins; Spacious dining room, perfect for gatherings; Family rm w bf & elegant mantel; Stunning kitchen w custom cabinetry, high end appliances, & walk-in pantry; Unwind in the primary suite w gas fp, unbelievable bath, custom closet & adjacent private office; Downstairs also features a laundry/craft room & pet room; Upstairs features 2 beds w jack-n-jill bath, addl bed & bath, bonus m/5th bed + 2nd laundry; Exterior features include whole house generator, covered back porch, Roman style pool w tanning ledge & water features & Incredible barn w tongue-in-groove ceiling, 3 stalls, tack room, wash rack & addl garage. NO HOA <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>								
 <p>3 Active • New, New: 1/11/2023 <i>MLS ID: 354333</i></p> <p>2801 Chancellorsville 818, #818 Condo/Townhouse/Apt. 2/2 1,118 - 2004 1/11/2023 \$225,000 \$201</p> <p>Beautiful, furnished, 2/2, corner unit, condominium in gated Barrington Park Condominiums. Recent vinyl plank flooring through main living areas and bedrooms. All new kitchen cabinets, countertops, microwave, stove/oven with all the bells and whistles. Recent HVAC. First floor unit—no stairs. Nice balcony with views of the pool. Just steps away from the lovely clubhouse with a fitness center, basketball court, and pool. First floor units don't come along very often and are very desirable. Within walking distance to restaurants and shopping. See list of all recent updates. <i>Listing Courtesy of CAPITAL CITY REAL ESTATE GROUP</i></p>								

New Listings: 4 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
4 ● Active * New, Active: 12/12/2022 MLS ID: 353637								
2801 Chancellorsville 927, #927	Condo/Townhouse/Apt.	3/2	1,660	10,890	2004	12/12/2022	\$245,000	\$148
<p>Gated luxury condo in top schools zone. Beautiful condo with soaring ceilings, open living area and tons of natural light. This split floor plan, 3 bedroom and 2 bath condo features a loft that looks over the entire living space. The newly remolded kitchen and bathrooms feature stainless steel appliances and granite counter tops. Amenities include clubhouse, pool, fitness center, home theater, meeting room, kids play room and billiards room, Just minutes from all NE shopping and restaurants. Vacant, show anytime!</p> <p><i>Listing Courtesy of SUNFLOWER REAL ESTATE LLC</i></p>								



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.
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1 Pending - Pending as of 1/7/2023 MLS ID: 352804

3311 Dartmoor Single Family 3/3 2,517 32,670 11/8/2022 \$379,900 1/7/2023 \$151

WOW! PRICED TO SELL! Tremendous value can be found in this spacious Linene Woods home on .75 acre lot with brand new roof, beautifully updated kitchen in 2020, guest bath renovated in 2021 and more! You will love the beautifully renovated kitchen with new granite counter tops, and new cabinets including a spacious bar area. Stainless appliances include wine fridge plus large picture window over-looking the spacious multi-level deck and huge fenced in back yard! New vinyl plank flooring in kitchen and sunken family room with fireplace, vaulted ceilings plus sky lights! Flexible floor plan with separate living, family room and dining room with hardwood floors, plus office with tile floors. Lovely and spacious 23 x 11 master bath was renovated by previous seller in 2004 includes huge walk in shower with auto-temp controls, spacious tub, large walk in closet with built-ins, and wired for surround sound. Whole house generator included. Tankless water heater installed in 2020. A wonderful convenient neighborhood to call home, close to shopping and elementary school. A great place to call home!

Listing Courtesy of PENNY HERMAN REALTY

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>

