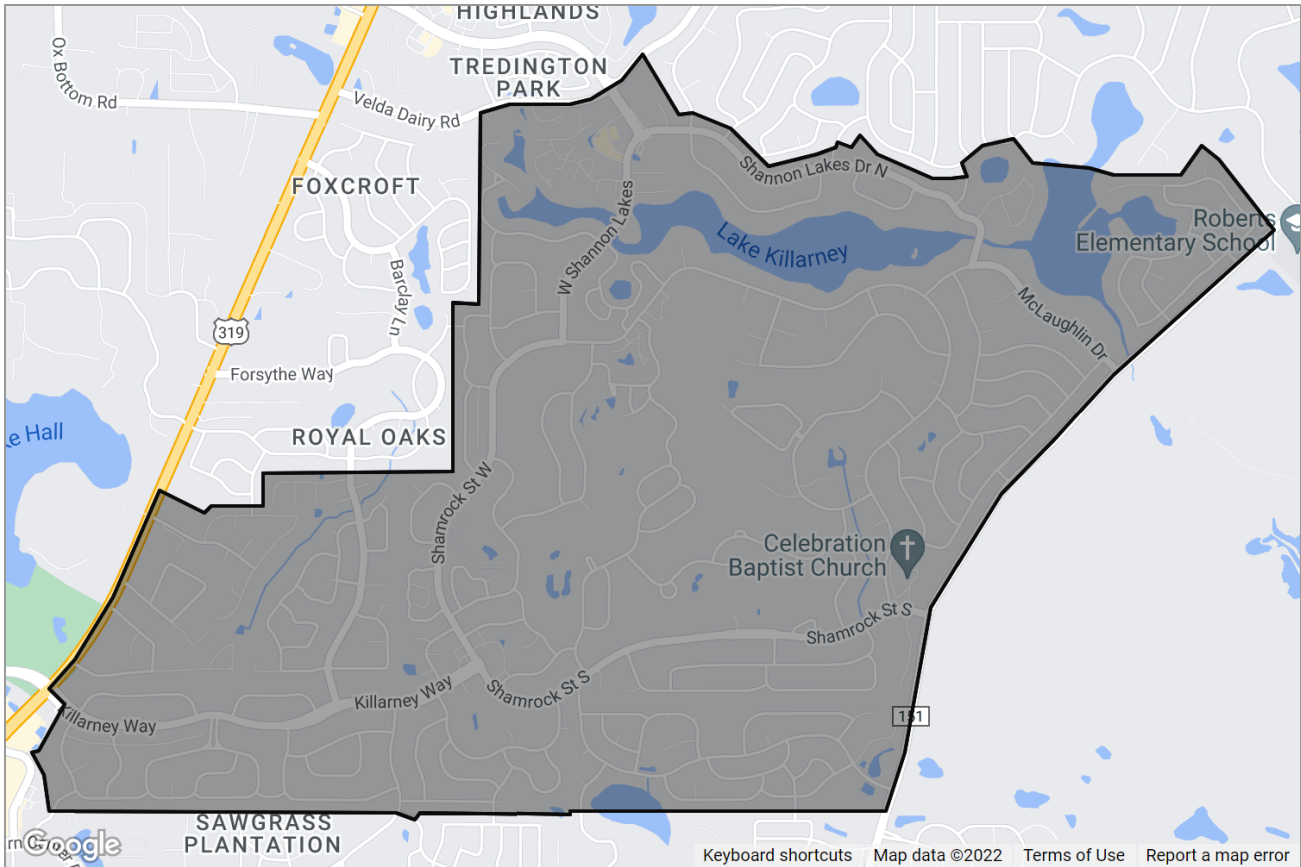




MARKET ACTIVITY REPORT

Killearn in Tallahassee, FL



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



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

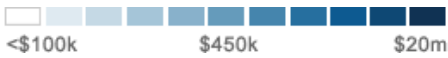
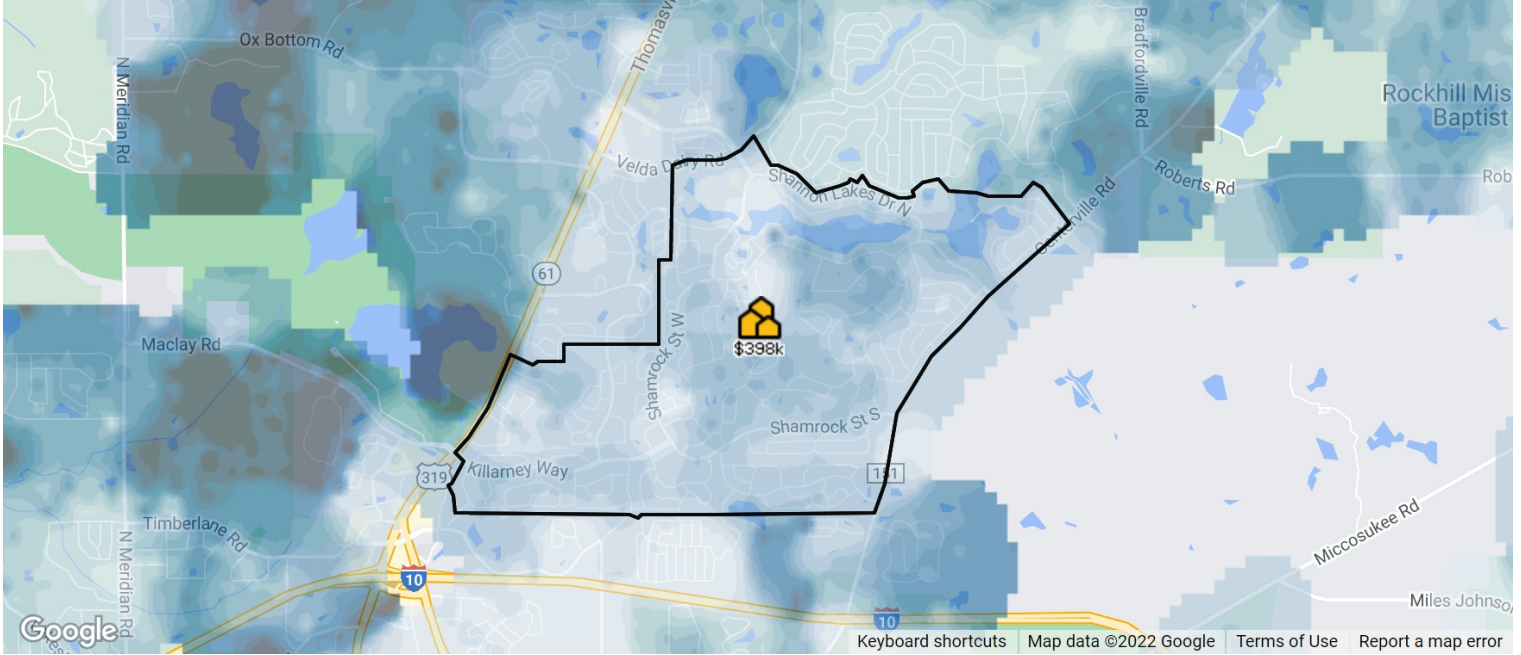
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Killearn in Tallahassee, FL

Market Snapshot: Estimated Home Values



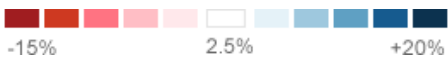
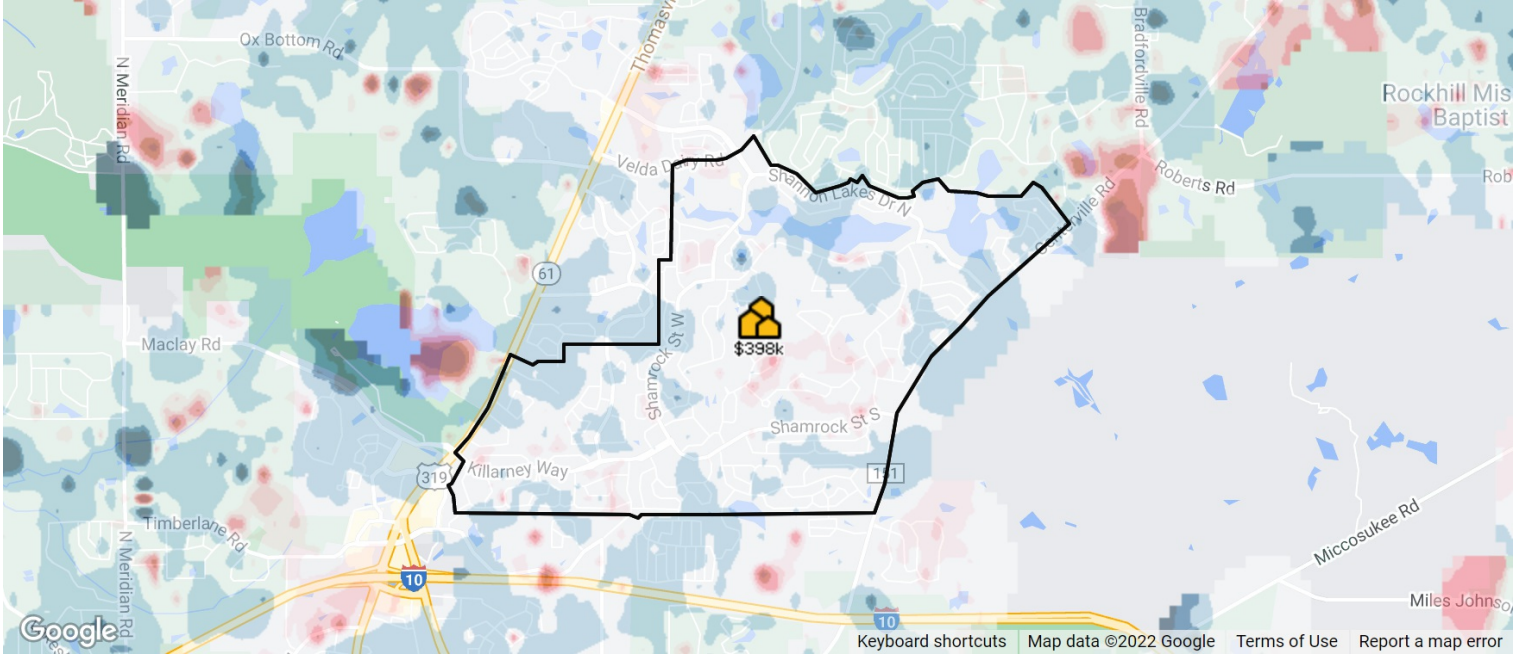
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$398K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last Month</p> <p>↓ 0.2%</p>	<p>Change Over Last 3 Months</p> <p>↑ 0.21%</p>	<p>Change Over Last 12 Months</p> <p>↑ 12.78%</p>	<p>Change Over Last 24 Months</p> <p>↑ 33.09%</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.

Killearn in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



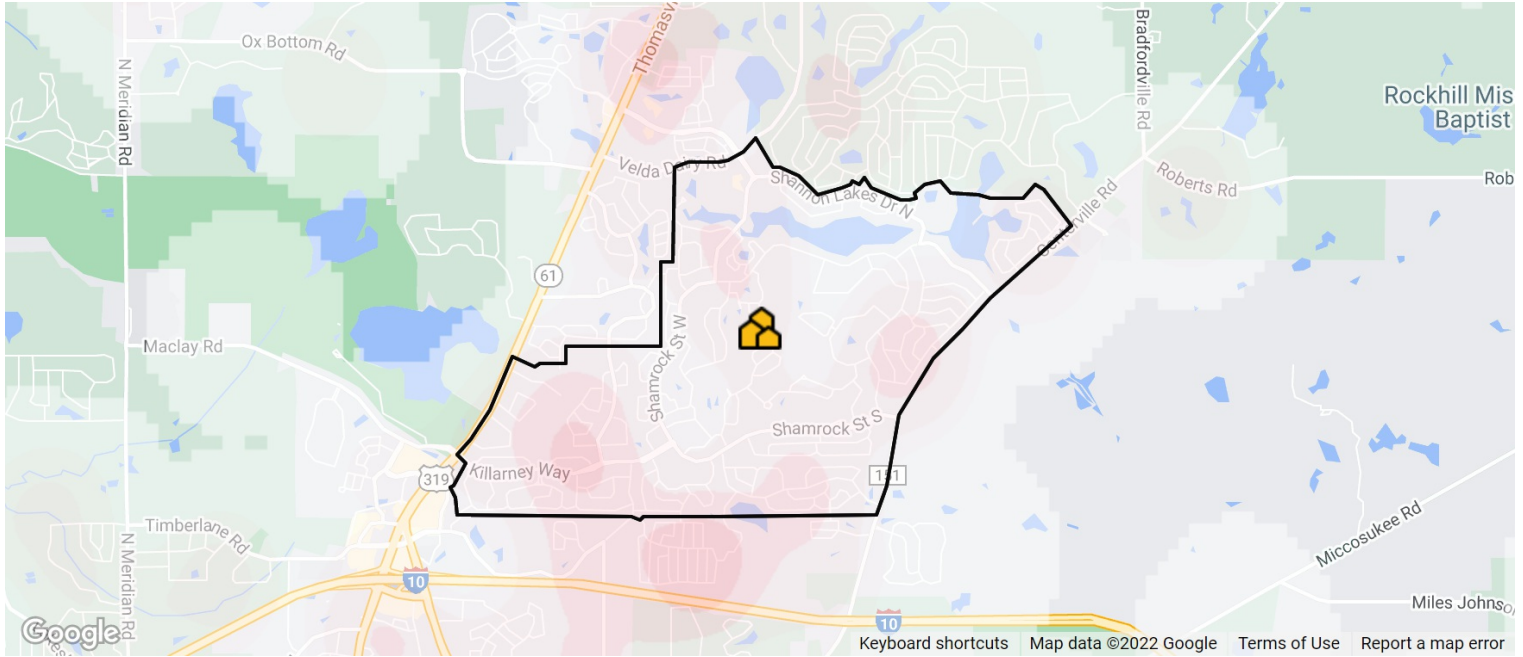
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$398K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 12.78%</p>	<p>Change Over Last 24 Months</p> <p>↑ 33.09%</p>	<p>Change Over Last 36 Months</p> <p>↑ 41.72%</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.

Killearn in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



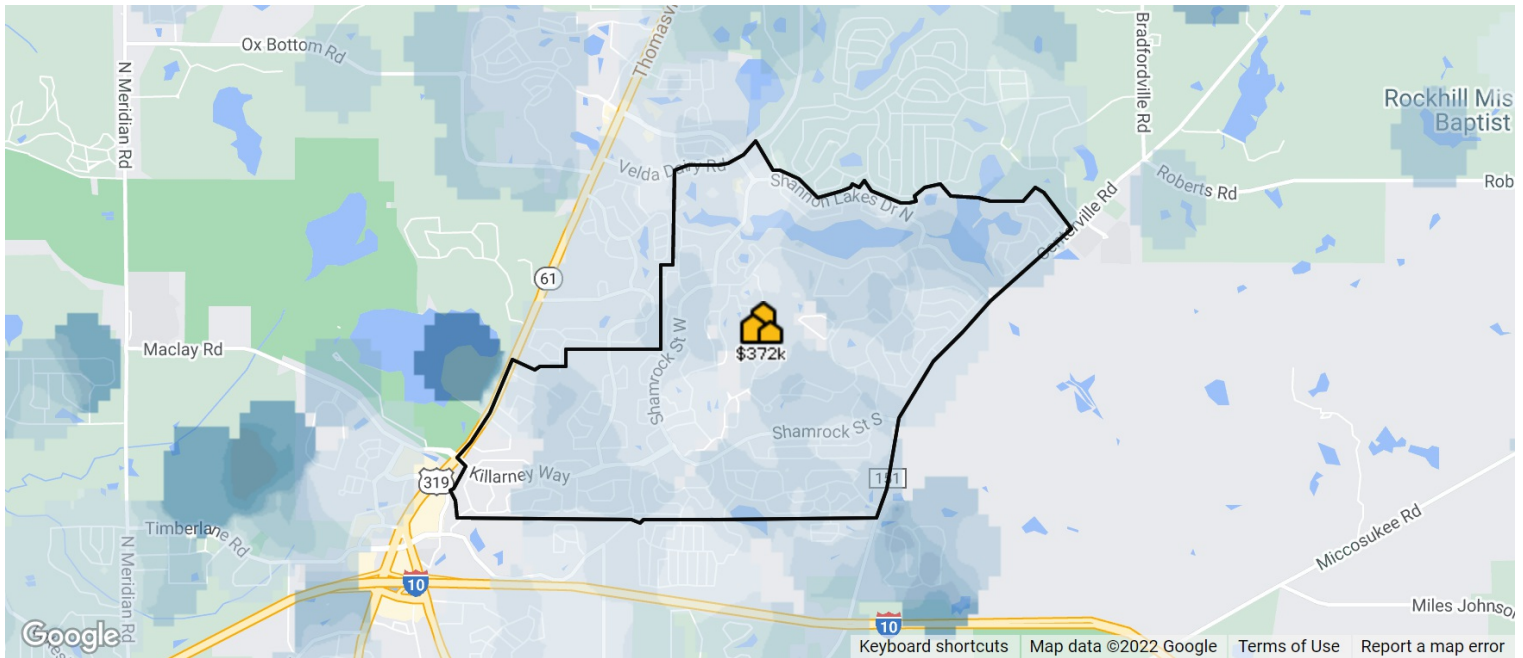
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

<p>Total # of Distressed Properties</p> <p>6</p> <p>Updated: 12/31/2022</p>	<p># of Pre-Foreclosures</p> <p>3</p>	<p># of Foreclosures</p> <p>1</p>	<p># of Foreclosed</p> <p>2</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 12/31/2022.

Killearn in Tallahassee, FL

Market Snapshot: Sales Price



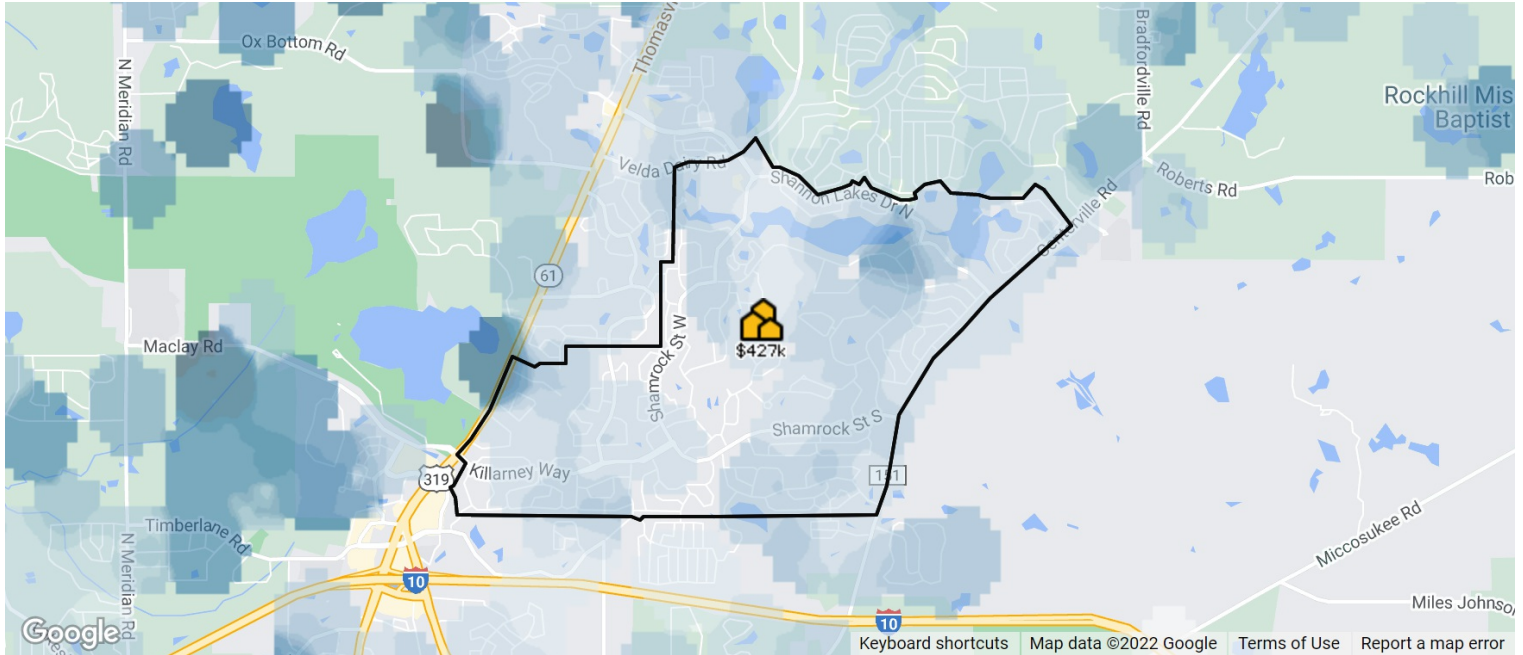
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

<p>Median Sales Price</p> <p>\$373K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last Month</p> <p>↑ 3.49%</p>	<p>Change Over Last 3 Months</p> <p>↓ 10.22%</p>	<p>Change Over Last 12 Months</p> <p>↑ 35.7%</p>	<p>Change Over Last 24 Months</p> <p>↑ 46.37%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Killearn in Tallahassee, FL

Market Snapshot: List Price

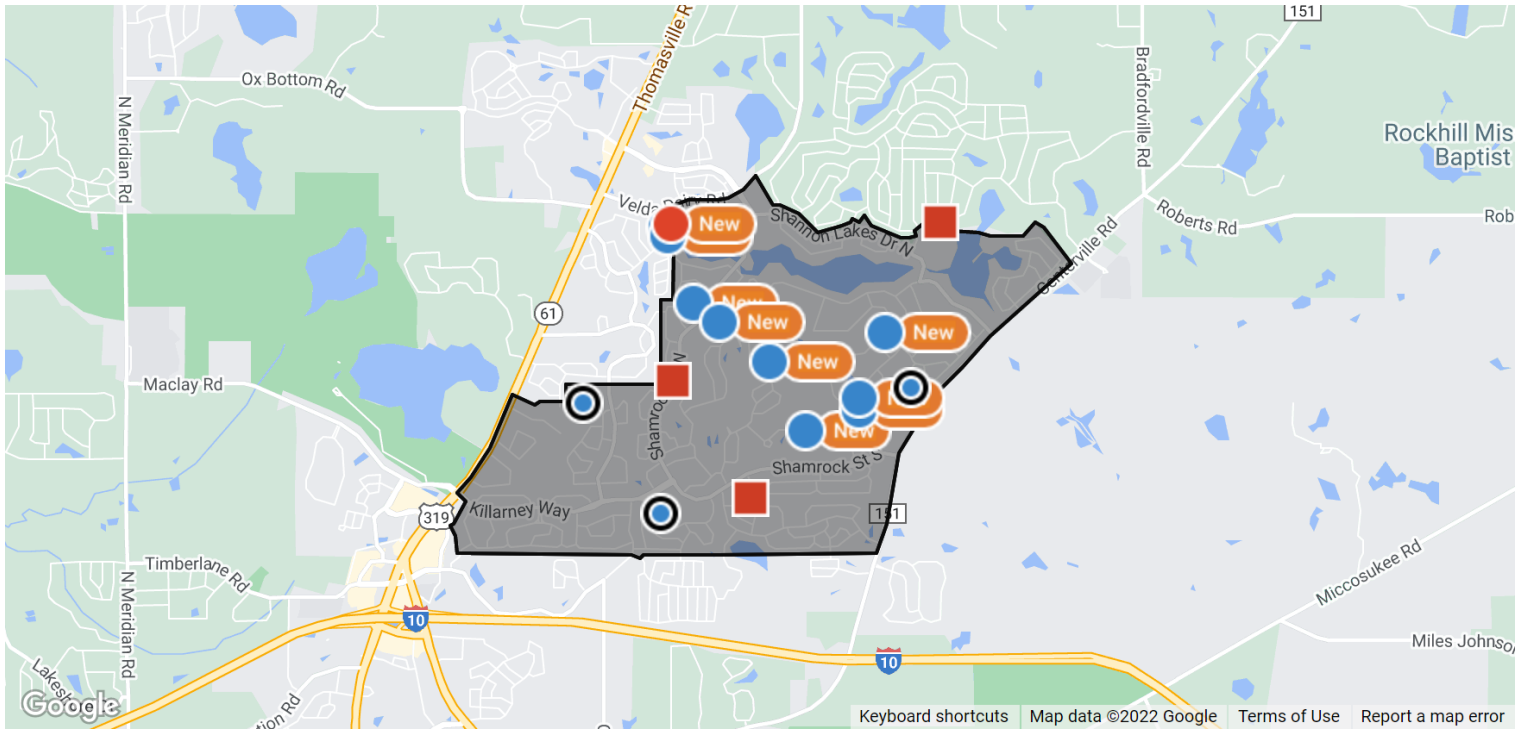


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.




<p>Median List Price</p> <p>\$427K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last 3 Months</p> <p>↑ 7.02%</p>	<p>Change Over Last 12 Months</p> <p>↑ 31.38%</p>	<p>Change Over Last 24 Months</p> <p>↑ 48.55%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

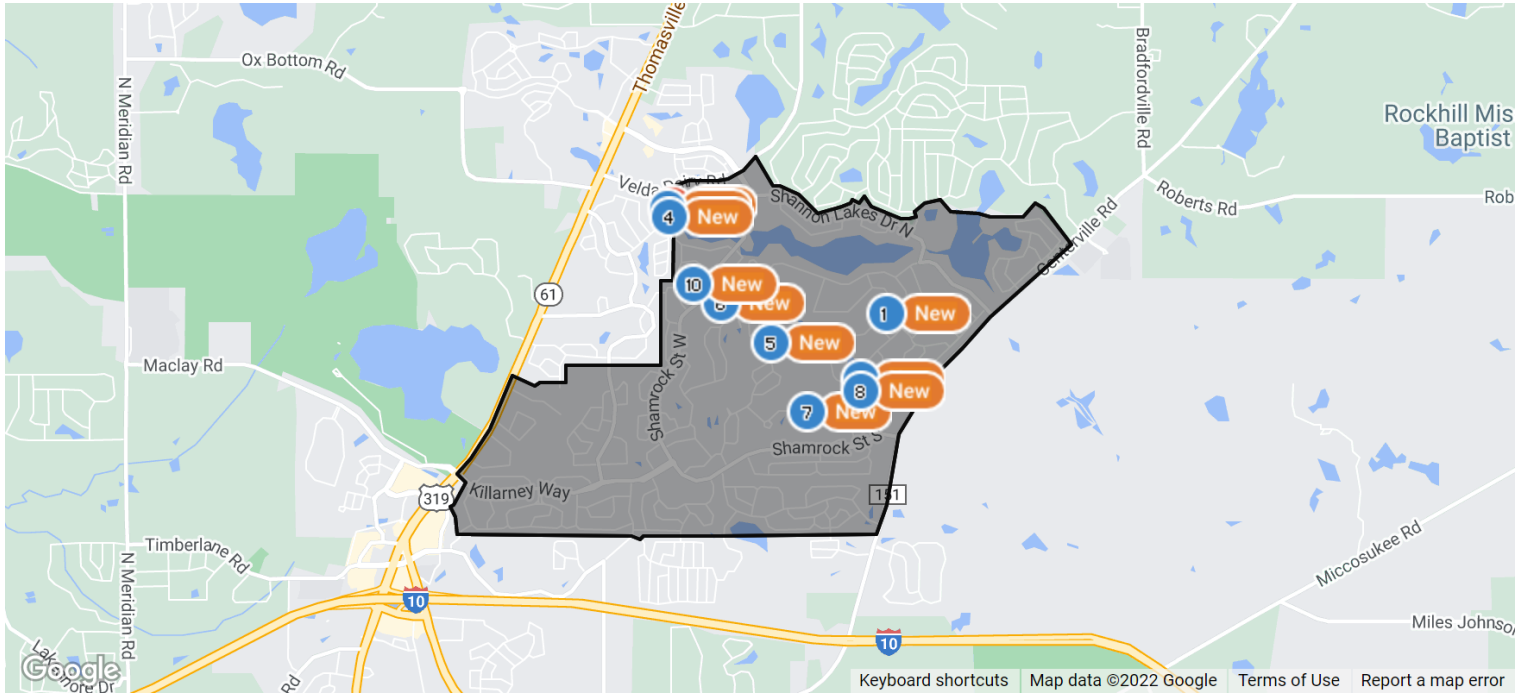
Market Activity Summary Stats






Search Criteria | **Location:** Killeam in Tallahassee, FL; **Date:** Changes in the Last 6 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	 Distressed
Number of Properties	10	3	3
Low Price / Value	\$189,000	\$299,880	\$357,940
Median Price / Value	\$322,500	\$350,000	\$394,680
High Price / Value	\$459,000	\$525,000	\$439,080
Average Price / Sq. Ft.	\$192	\$195	\$176
Median Price / Sq. Ft.	\$199	\$187	\$186
Average Days in RPR	43	73	—
Median Days in RPR	36	94	—
Total Volume	\$3,305,400	\$1,174,880	\$1,191,700

Killeam in Tallahassee, FL





New Listings: 10

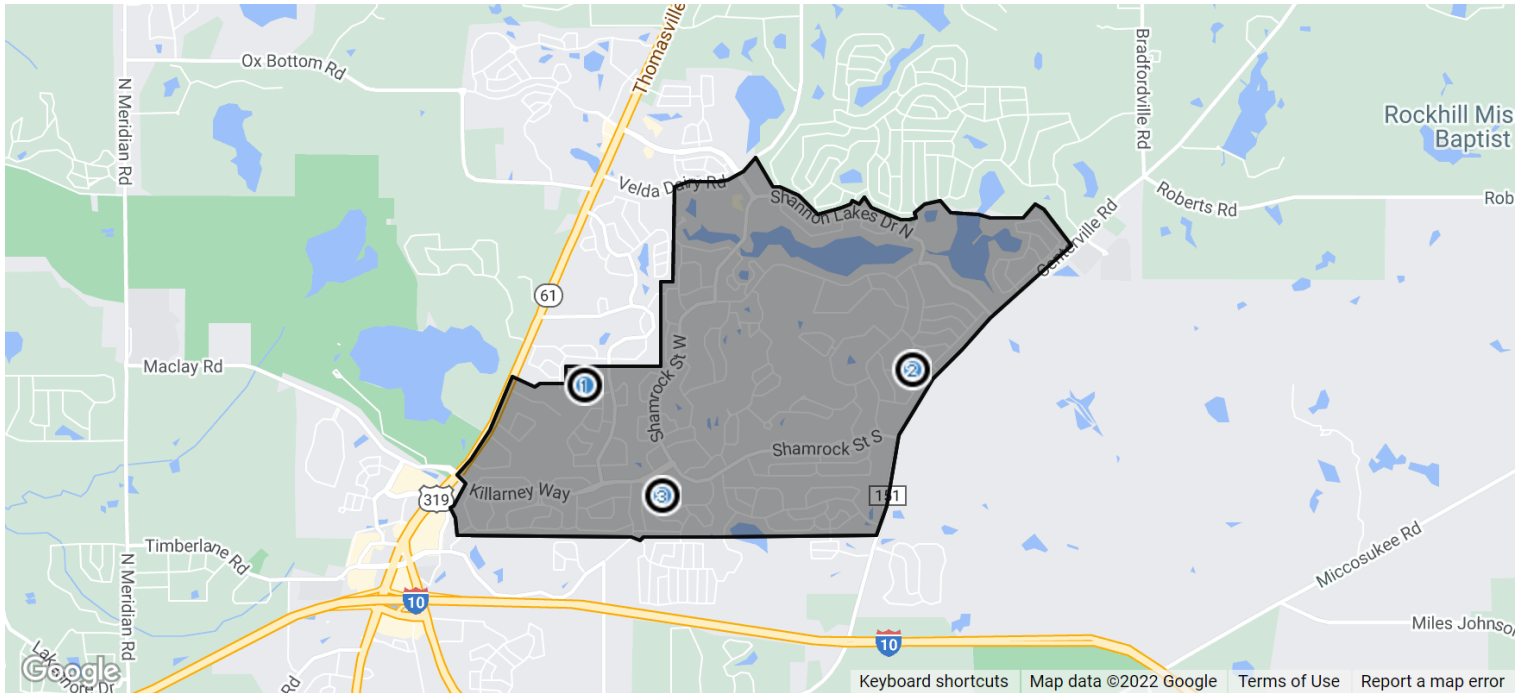
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Contingent: 10/19/2022</i> <i>MLS ID: 352102</i> 4130 Chelmsford Rd Single Family 3/2 1,698 17,859 1977 10/19/2022 \$335,000 \$197</p> <p>Cozy 3/2, split floor plan with NEW HVAC, ALL BRAND NEW APPLIANCES, NEW CARPET, PAINT with a screened porch that is all so inviting along with the fireplace that's ready for the cooler weather approaching! Lots of cosmetic improvements that brought this home to life. 2 car garage and circular drive. Very low maintenance. Great place to walk, close to grocery, shopping, restaurants. Come see! It won't last long!</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>								
 <p>2 ● Active • <i>Preforeclosure, Notice of Lis Pendens, New, Contingent: 11/12/2022</i> <i>MLS ID: 352898</i> 2620 Nantucket Ln Single Family 3/2 1,127 3,484 1987 11/12/2022 \$249,900 \$222</p> <p>Quaint, Highly Desired Community of Kinsail in Killeam Estates, Fabulous Location—all words that describe this cottage style home. This 3/2, low maintenance home, is convenient to shopping, great schools and restaurants—all things that simplify life. Home features vaulted Ceilings & spacious feeling floorplan. You will love this cute/cozy home. Guest parking is located across the street at curve in road. Don't delay....go view today!</p> <p><i>Listing Courtesy of ARMOR REALTY, INC</i></p>								
 <p>3 ● Active • <i>New, Contingent: 12/9/2022</i> <i>MLS ID: 353614</i> 2636 Nantucket Ln Single Family 3/2 1,354 6,534 1989 12/9/2022 \$298,000 \$220</p> <p>Northeast Lake home, new vinyl plank floors, fresh paint throughout home. Kitchen offers white cabinetry with a bar and eat in area. Three sided fireplace to enjoy from several rooms. Large master suite with jetted tub, separate shower, large closet and sliding doors to deck overlooking lake. Enjoy a nature lover's paradise with the gorgeous trees and parklike setting.</p> <p><i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								

New Listings: 10 (cont.)

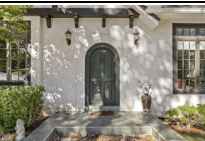


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active · New, Active: 12/7/2022 MLS ID: 353538							
2660 Nantucket Ln	Single Family	3/2	1,439	4,356	1993	12/7/2022	\$310,000	\$215
<p>Don't miss this adorable cottage home overlooking Lake Kinsail in the convenient location of the Villages of Killeam/Kinsail in Killeam Estates. This well maintained property is sure to be the one for you! The living room is bright with lots of natural light leading out to the super large deck overlooking the canal and lake. The separate dining room is the perfect size for entertaining. The kitchen has lots of counter space and a huge double door pantry. The master includes a two sink vanity in the bathroom and walk in closet. There is no carpet in the house. Super convenient to A+ rated schools, shopping, restaurants, grocery stores and much more. Roof 2010, AC 2009, WH 2020. Additional guest parking across the street.</p> <p><i>Listing Courtesy of ALLISON JAMES ESTATES & HOMES</i></p>								
	5 ● Active · New, Active: 11/21/2022 MLS ID: 353140							
3029 Sawgrass Cir	Single Family	3/3	2,695	7,405	2000	11/21/2022	\$459,000	\$170
<p>Lovely home in the Gardens of Killeam. All brick home with 2695 square feet to spread out in. Walk in and see the soaring ceilings of the great room with the double sided fire place. Three bedrooms and three full bathrooms, and an office. Two car garage, breakfast nook, second living space that shares the other side of the fireplace and a screened in porch with a beautiful, secluded view. This home is so bright and inviting! The tall ceilings make it feel so open and the view out of the back of the house is just lovely. The neighborhood is so pretty and clean and is perfect for taking walks or just enjoying the beautiful weather we have most of the year.</p> <p><i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>								
	6 ● Active · New, Contingent: 11/30/2022 MLS ID: 353332							
2949 Shamrock N, Apt 13	Condo/Townhouse/Apt. 2/2	2/2	1,400	435	1971	11/30/2022	\$189,000	\$135
<p>This updated condo/townhome offers maintenance free living in Killeam in a prime location. Open floor plan, updated kitchen with marble countertops, bamboo flooring and a wood burning fireplace welcome you into the home. Enjoy relaxing on the private patio or take a swim in the community pool/clubhouse. Condo fee covers exterior maintenance, insurance, lawn care, pool and clubhouse. Comes with two reserved parking spaces. New roof 2014, windows 2017, HOA replaced exterior siding 2018. Washer and Dryer are not warranted.</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>								
	7 ● Active · New, Contingent: 9/8/2022 MLS ID: 350469							
3083 Waterford Dr	Single Family	3/3	2,652	29,620	1973	9/8/2022	\$415,000	\$156
<p>**contingent on buyers home sale** Seller accepting back-up offers Golf course frontage with additional green space buffer surrounds this unique home with open floor plan, SPACIOUS rooms and lots of light. Only two owners of this beautiful home that has been well maintained with recent roof shingles, hvac and appliances. This one level home has vaulted beamed ceilings full of architectural interest - not a typical cookie cutter 70's ranch home. Extensive decking off side and rear allows for maximum views and entertaining areas. Former carport enclosed for storage/utility/workshop, can be reconverted to carport/garage or finished as additional office/bedroom/bath suite etc. Killeams Golf Course undergoing massive \$8M+ renovations including clubhouse, restaurant, course updates, etc. Owner has two cats that do NOT go outside, please be careful with opening/closing doors.</p> <p><i>Listing Courtesy of TREADWAY APPRAISAL & REALTY</i></p>								
	8 ● Active · New, New: 12/28/2022 MLS ID: 353950							
4010 Ardara Dr	Single Family	3/2	1,994	18,730	1979	12/28/2022	\$392,500	\$197
<p>Gorgeously modified Killeam Estates slab pool home on a flat, fenced lot // Outdoor amenities galore including front paver patio between the trees, big pool with traditional deep end, separate garden shed and separate screened porch perfect for taking in the private backyard // Kitchen has a wide pantry, breakfast seating area, overlooks the front yard and connects directly to the dining room // Dining room open to the oversized living room with tile floors and cozy brick hearth fireplace // Light and bright sunroom over looks backyard/pool area // Master suite has big walk in closet, European style bathroom with spa tub and ultra contemporary features // Bedrooms two and three are down a separate hallway and share a recently renovated hall bathroom // Indoor laundry room adjacent to garage area // Note that while the garage has a two-car opening, part of the left side of it was converted into a bedroom extension</p> <p><i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								

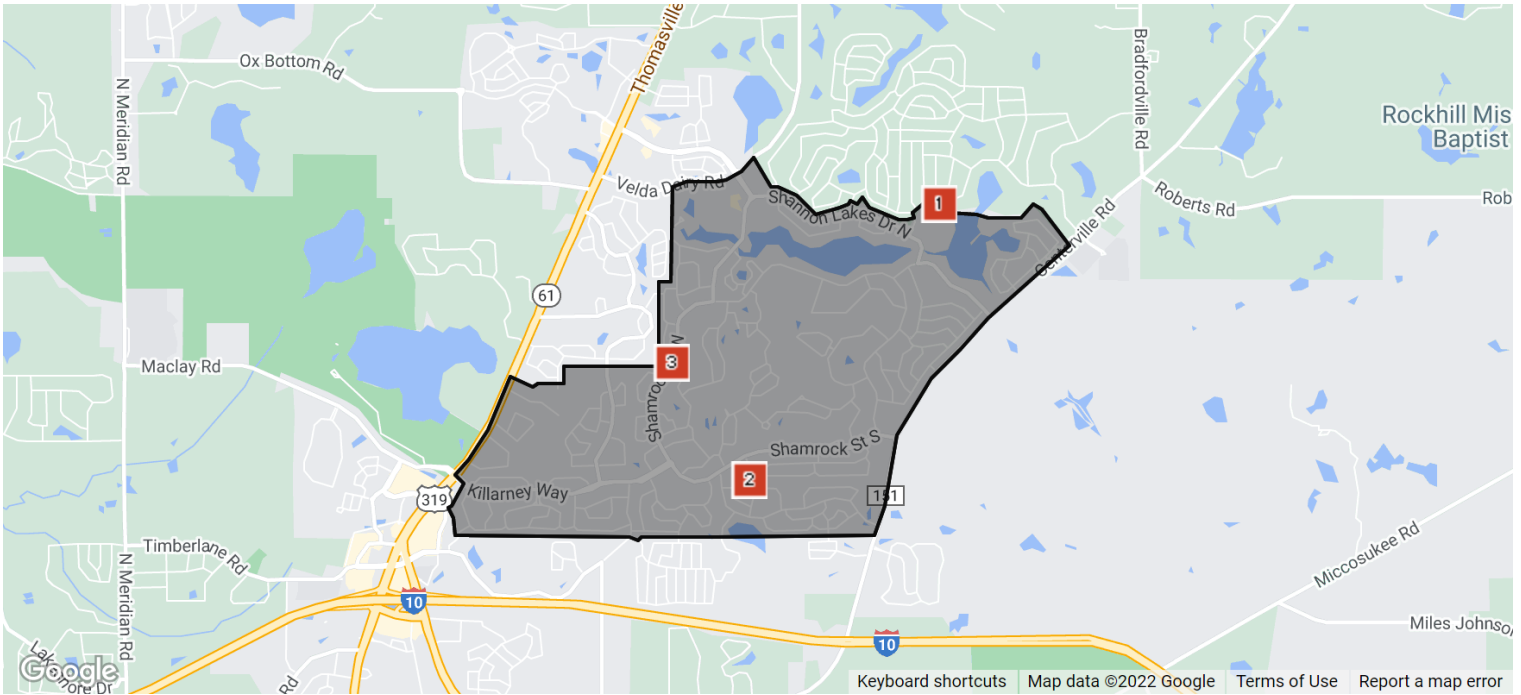
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9 ● Active · New, Active: 11/2/2022 MLS ID: 352621							
4025 Ardara Dr	Single Family	4/2	1,797	17,424	1973	11/2/2022	\$362,000	\$201
Brand New Roof on this great home in Killiam excellent condition ready for a new family. All brick, one story, Highly sought after Big 4 bedroom home. Updated 2018 Flooring, Kitchen, windows and baths have all been updated. Great large Screen porch overlooking huge backyard that is flat and fun for kids to enjoy. <i>Listing Courtesy of BERT POPE & ASSOCIATES LLC</i>								
	10 ● Active · New, Active: 12/14/2022 MLS ID: 353698							
4444 Bayshore Cir	Single Family	3/2	1,436	7,840	1989	12/14/2022	\$295,000	\$205
Great opportunity to own a very nice, well maintained home in desirable Tree Harbor nestled in Killiam Estates. Offering volume cathedral ceilings, generous family room, wood burning fireplace with heat vent, formal dining area and great eat-in kitchen with tons of cabinetry. Both the dining room and kitchen have glass sliders to the screened back porch to enjoy a great private setting outside. French doors lead you into the large primary suite that offers a sizeable bathroom with dual sinks, separate shower and walk-in closet. Enjoy pathways that surround the home to walk and enjoy the gorgeous, established landscaping. Also offering newer, custom made guttering system, transferable termite bond, 2009 roof, 2016 HVAC, washer/dryer and 1-year home warranty. The Killiam Estates subdivision offers a total of 10 parks with one being the Bay Shore Park located right across the street that includes a nice picnic area with grill and playground. Right around the corner and walking distance away is Shannon Lakes Park with majestic oaks, picnic benches and a fishing pier on Lake Killamey. Residents can also obtain a pool and tennis membership at the Killiam Swim Club. All of this located only a few minutes from top schools, restaurants, shops, departments stores, Bannerman Crossing and so much more. <i>Listing Courtesy of RE/MAX PROFESSIONALS REALTY</i>								






Pending: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending - Pending as of 12/26/2022 <i>MLS ID: 353552</i></p> <p>2492 Elfinwing Ln</p> <p>Nestled in a CUL DE SAC, is the most enchanting secret! It all begins outside with the stone garden paths that meander. Enter through the custom built arched doorway into the living room with 10' coffered ceilings with detailed millwork. Custom windows that span the walls, with inviting window seats. Perfect for entertaining, extra space immediately! Find yourself in the library/family room that boasts a large fireplace framed by French doors that open to balconies with iron railings. Thoughtful planning on this structure allows for adding more space. Replicating the products used for this home would be very costly! A one of a kind!</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	2/2	2,146	21,780	12/7/2022	\$525,000	12/26/2022	\$245
 <p>2 Pending - Pending as of 12/7/2022 <i>MLS ID: 351462</i></p> <p>4118 Arklow Dr</p> <p>Great 4 bedroom 2.5 bath home with abundant natural light throughout. Situated in desirable Killeam Estates neighborhood on quiet, family friendly street. Great for walks and bike rides. Close to Roberts Elementary and Montford Middle schools. Updated kitchen with granite counter tops, stainless steel refrigerator and stove. Spacious two car garage with plenty of extra storage. Nice large, fenced flat lot with ornamental and edible landscaping.</p> <p><i>Listing Courtesy of COMMUNITY REALTY ASSOCIATES</i></p>	Single Family	4/3	1,600	16,552	9/28/2022	\$299,880	12/7/2022	\$187
 <p>3 Pending - Pending as of 12/26/2022 <i>MLS ID: 352174</i></p> <p>3087 Foley Dr</p> <p>Solar Powered Killeam Estates home on quiet Foley Drive. This 4 bedroom 2.5 bath home comes equipped with a full solar system with a smart meter setup for net metering, great for offsetting those rising electric bills. This home features two large living spaces, a screened back porch, and large backyard with added privacy thanks to the large greenspace which borders the back of the property. This property includes over 12 different types of fruit bearing trees and bushes.</p> <p><i>Listing Courtesy of ARMOR REALTY, INC</i></p>	Single Family	4/3	2,283	17,424	9/22/2022	\$350,000	12/26/2022	\$153



Distressed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market · <i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i> 5127 Pimlico Dr</p>	Single Family	–/–	2,125	40,511	–	10/25/2022	Preforeclosure	
 <p>2 ■ Off Market · <i>Foreclosure, Notice of Foreclosure Sale</i> <i>MLS ID: –</i> 2933 Tipperary Ct</p>	Single Family	4/3	1,921	16,988	–	10/28/2022	Foreclosure	
 <p>3 ■ Off Market · <i>Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i> 3801 Leane Dr</p>	Single Family	5/4	2,842	19,166	–	8/8/2022	Preforeclosure	

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>

