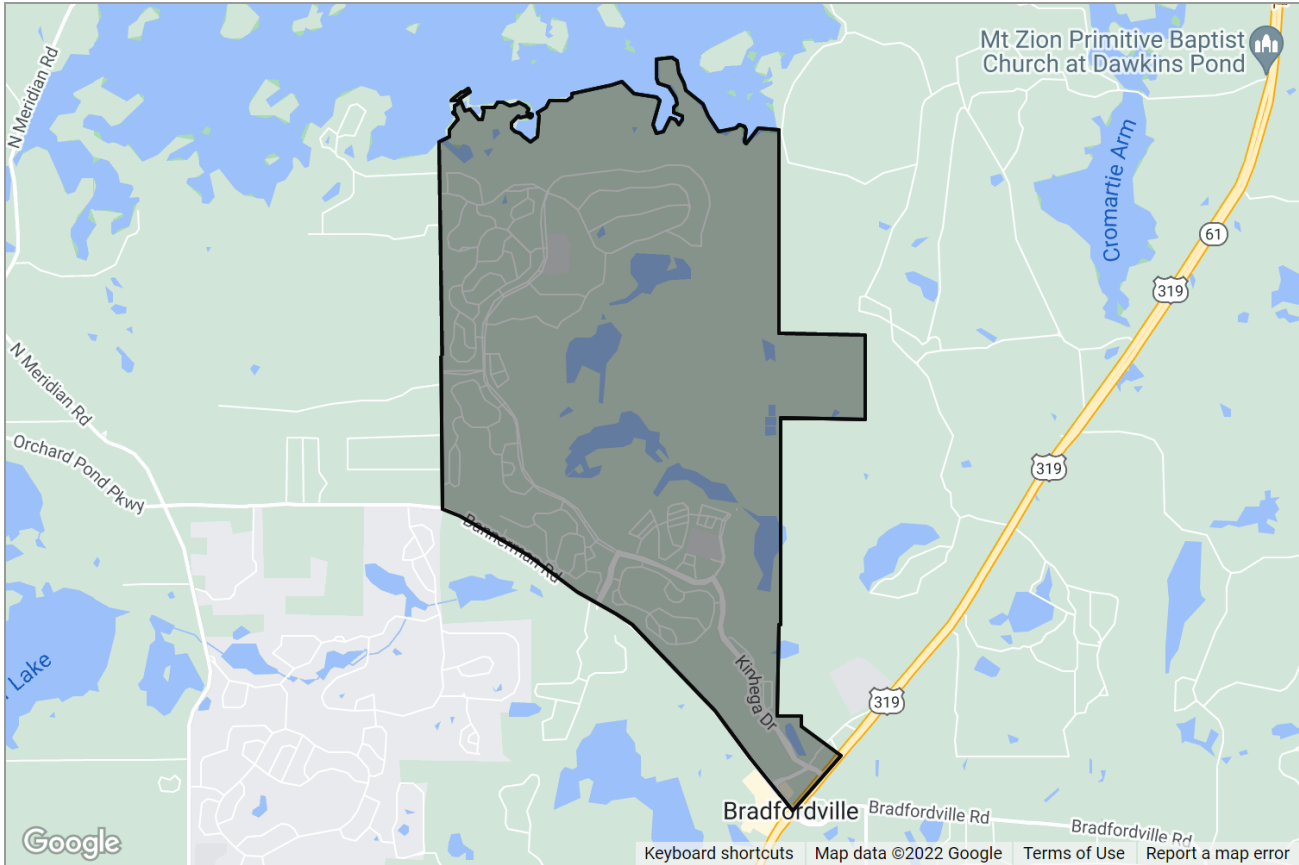




MARKET ACTIVITY REPORT

Killearn Lakes in Leon County, FL



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



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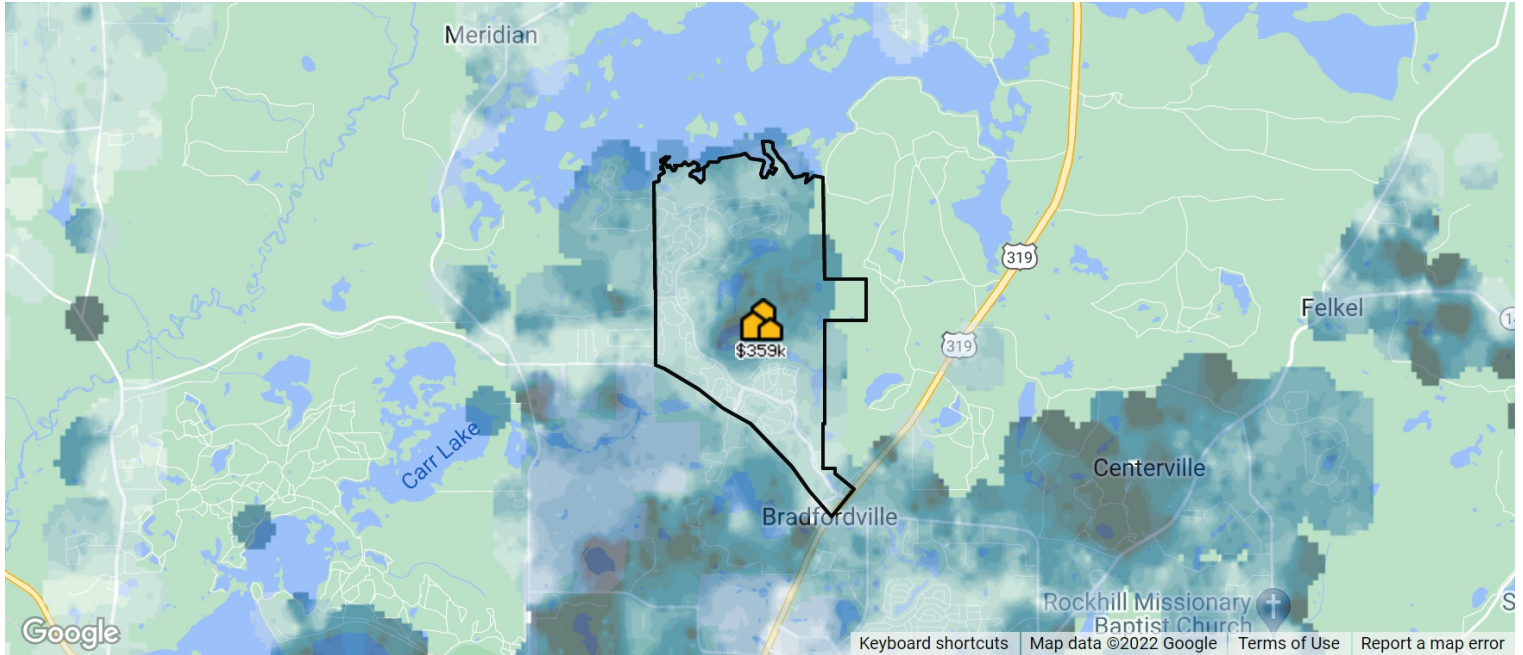
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Killearn Lakes in Leon County, FL

Market Snapshot: Estimated Home Values



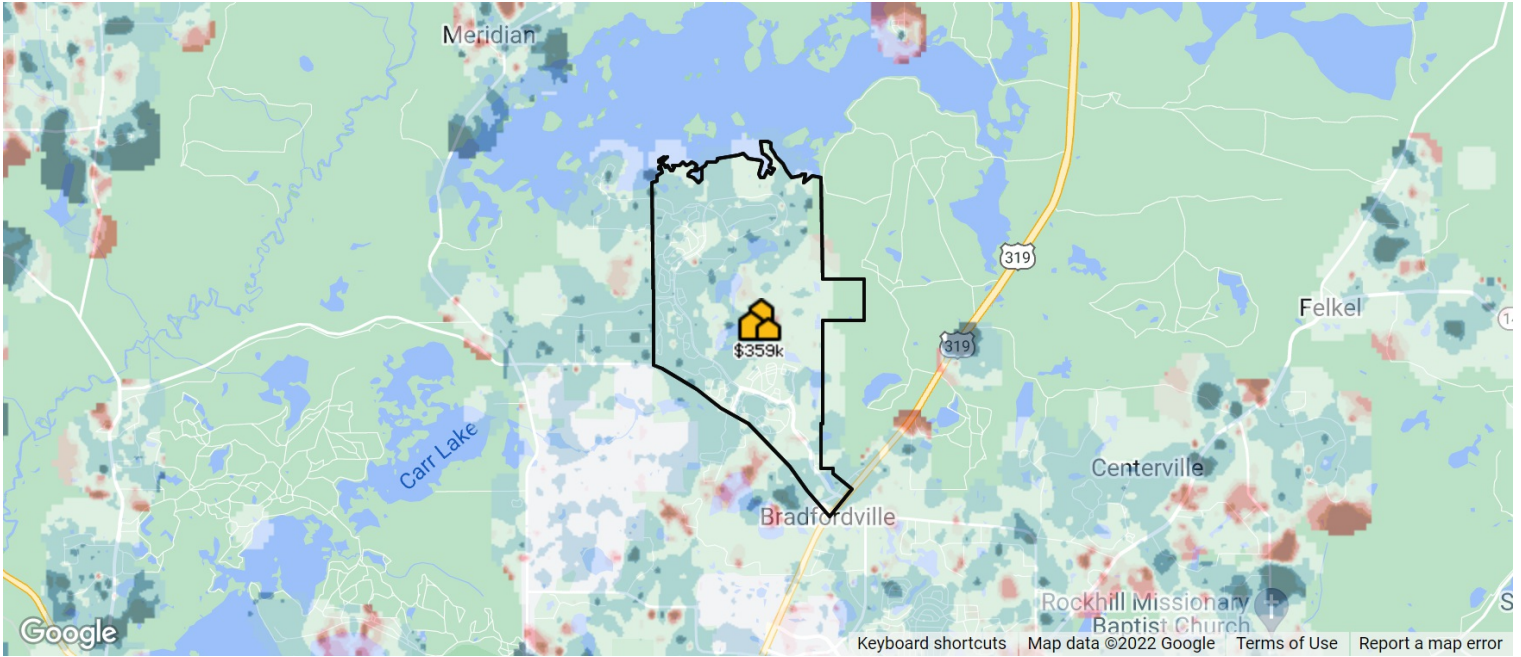
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$359K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last Month</p> <p>↓ 0.32%</p>	<p>Change Over Last 3 Months</p> <p>↓ 1.13%</p>	<p>Change Over Last 12 Months</p> <p>↑ 13.97%</p>	<p>Change Over Last 24 Months</p> <p>↑ 32.28%</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 Lakes in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



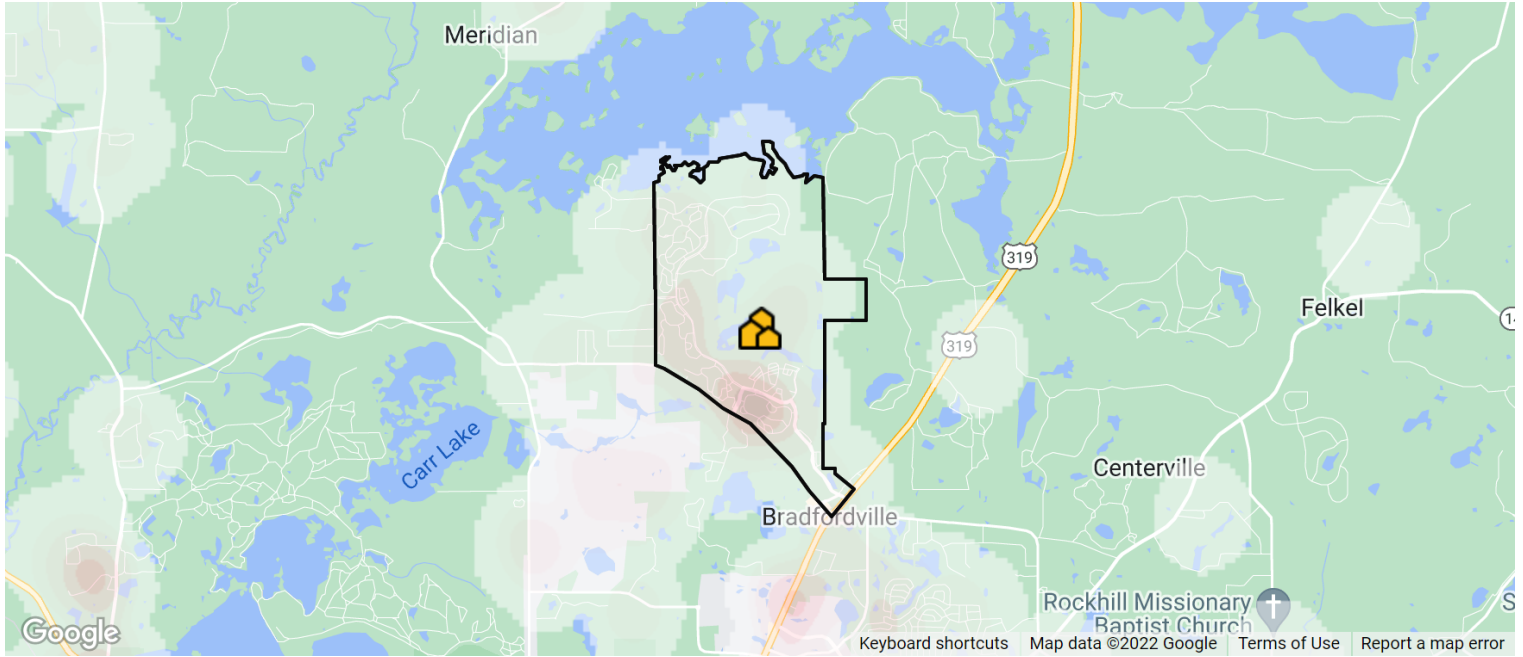
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$359K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 13.97%</p>	<p>Change Over Last 24 Months</p> <p>↑ 32.28%</p>	<p>Change Over Last 36 Months</p> <p>↑ 40.76%</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 Lakes in Leon County, FL

Market Snapshot: Concentration of Distressed Properties



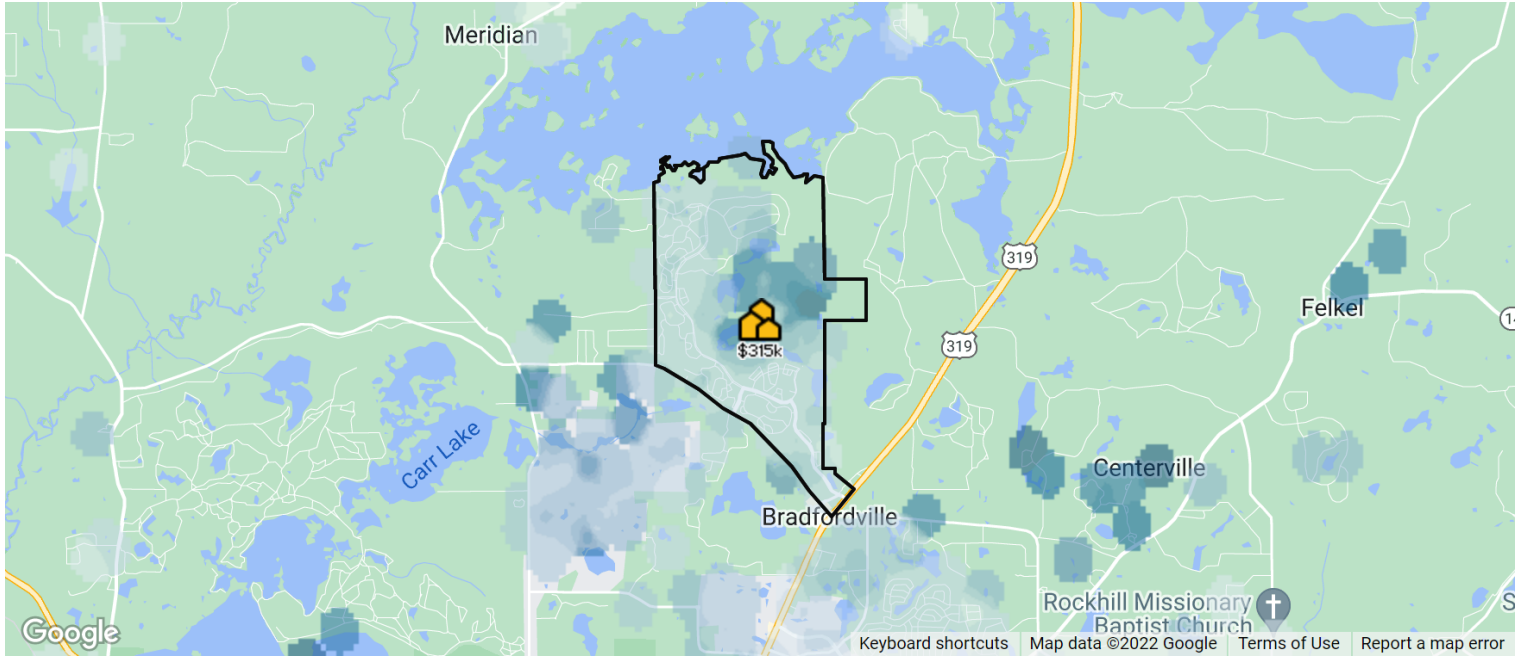
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">5</p> <p>Updated: 12/27/2022</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">2</p>	<p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">2</p>	<p># of Foreclosed</p> <p style="font-size: 2em; text-align: center;">1</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 12/27/2022.

Killearn Lakes in Leon County, FL

Market Snapshot: Sales Price



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

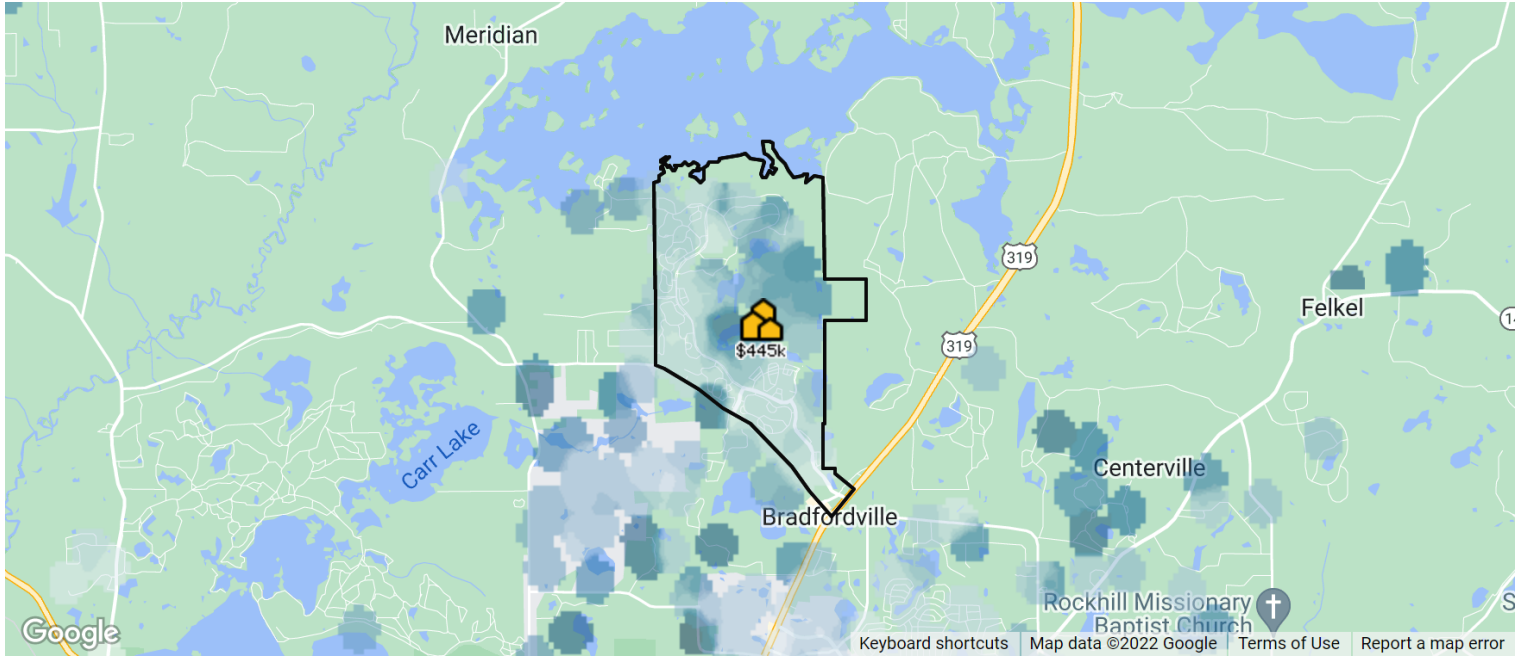
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

<p>Median Sales Price</p> <p>\$315K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last Month</p> <p>⬇️ 20.25%</p>	<p>Change Over Last 3 Months</p> <p>⬇️ 10%</p>	<p>Change Over Last 12 Months</p> <p>⬇️ 17.11%</p>	<p>Change Over Last 24 Months</p> <p>⬆️ 2.77%</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 Lakes in Leon County, FL

Market Snapshot: List Price



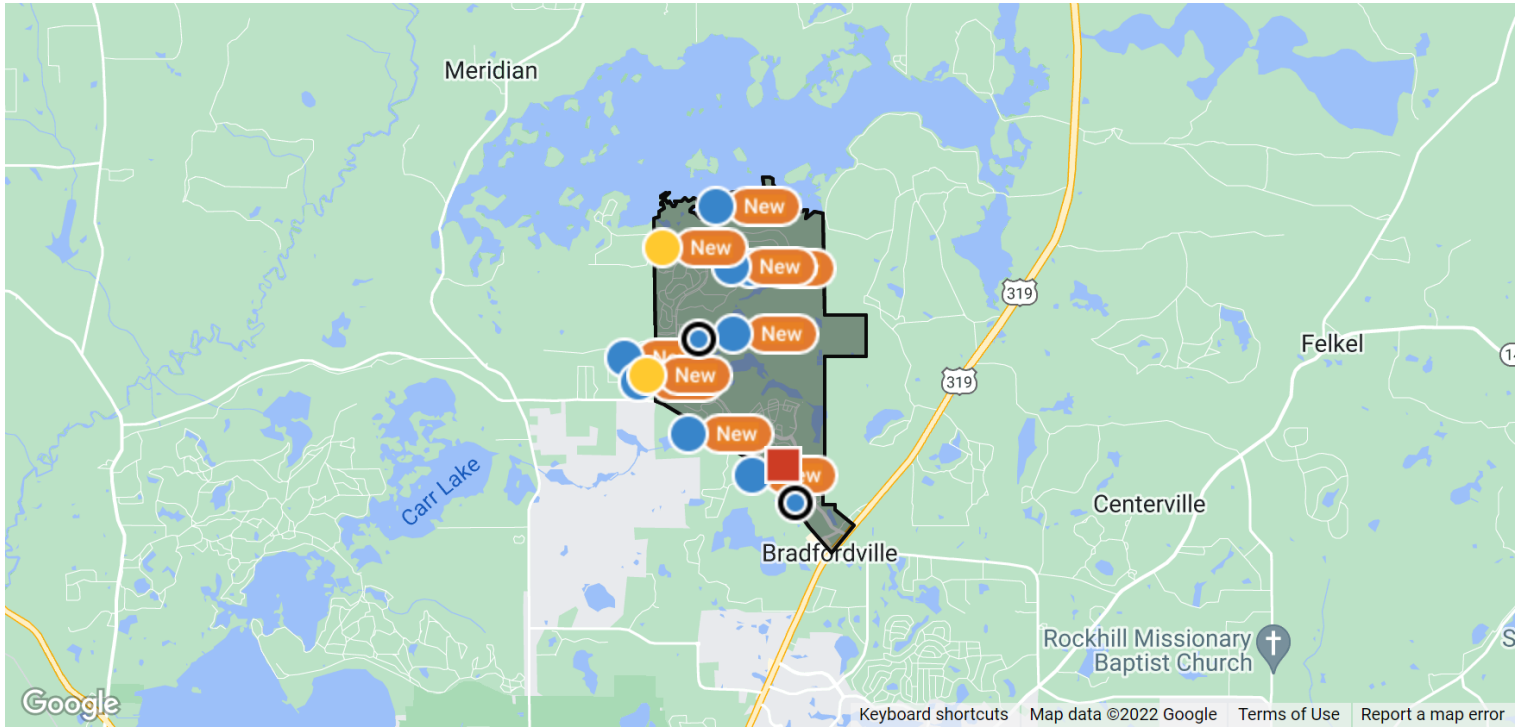
<\$100k
 \$500k
 >\$5m

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>\$445K</p> <p>Updated: 11/30/2022</p>	<p>Change Over Last Month</p> <p>↑ 8.46%</p>	<p>Change Over Last 3 Months</p> <p>↓ 7.33%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.06%</p>	<p>Change Over Last 24 Months</p> <p>↑ 36.83%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

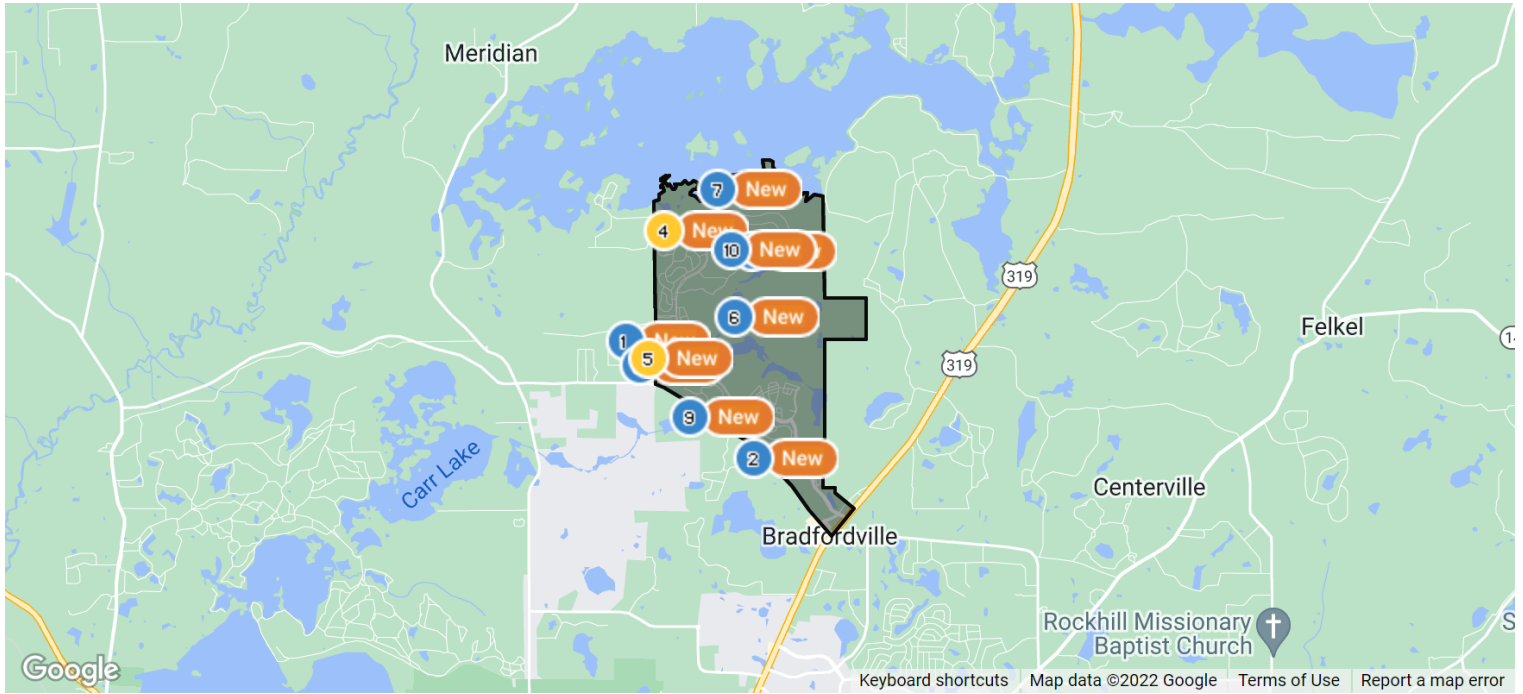
Market Activity Summary Stats






Search Criteria | **Location:** Killeam Lakes 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	 Distressed
Number of Properties	10	2	1
Low Price / Value	\$2,150	\$295,000	\$334,660
Median Price / Value	\$295,000	\$352,500	\$334,660
High Price / Value	\$1,025,000	\$410,000	\$334,660
Average Price / Sq. Ft.	\$172	\$224	\$182
Median Price / Sq. Ft.	\$199	\$224	\$182
Average Days in RPR	28	37	—
Median Days in RPR	14	37	—
Total Volume	\$4,018,850	\$705,000	\$334,660





Killearn Lakes in Leon County, FL





New Listings: 10

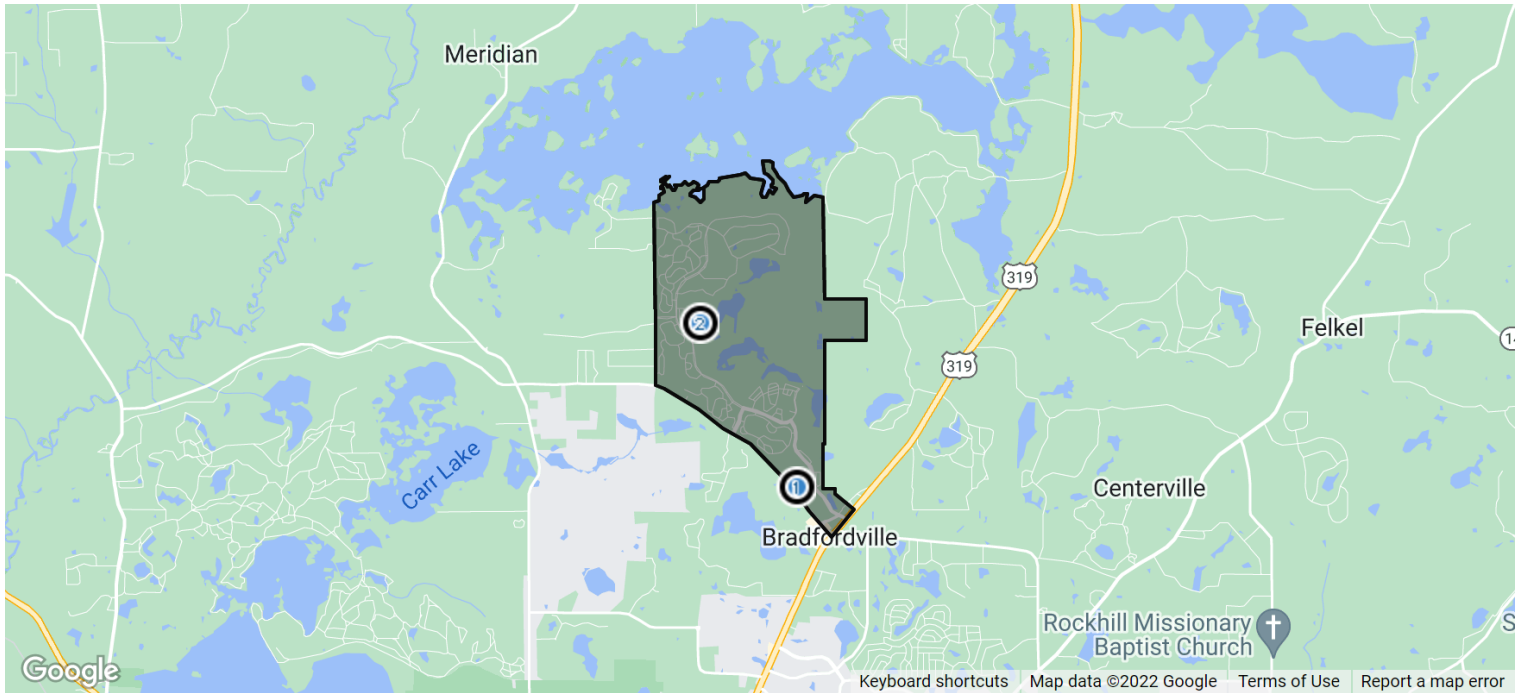
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active · <i>New, Reduce Price: 12/9/2022</i> <i>MLS ID: 353596</i> 8810 Minnow Creek Dr Single Family 4/2 1,638 13,939 1994 12/9/2022 \$265,000 \$162</p> <p>4 BEDROOM 2 BATH home under \$300k in A Rated School Zone!!! 2022 New 30yr Architectural Shingled Roof. This split plan home has Cathedral Ceilings, Large Privacy Fenced Yard and is Naturally Light. New carpet with that clean feel. Features an entertaining grilling deck and private backyard. Real wood burning fireplace for these crisp winter nights. Master Bedroom with large walkin closet. <i>Listing Courtesy of AMAC REAL ESTATE CO.</i></p>								
 <p>2 ● Active · <i>New, Active: 12/19/2022</i> <i>MLS ID: 353778</i> 3405 Rosemont Ridge Rd Single Family 2/2 1,208 13,503 1985 12/19/2022 \$200,000 \$166</p> <p>Popular Killearn Lakes home is waiting for your loving attention and updates! Being an estate situation, information is limited. Roof appears to be just a few years old and the HVAC appears to be serviceable. Yard has been left mostly natural and the interior finishes are predominantly original. Floorplan lives large with cathedral ceilings, open living/dining/kitchen layout and spacious bedrooms. Rear deck has many soft boards and caution should be exercised when walking over it. Sold as is so that you can bring your own vision to life! <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>								
 <p>3 ● Active · <i>New, New: 12/23/2022</i> <i>MLS ID: 353899</i> 8765 Glenoak Trl Single Family 4/3 2,297 6,534 2022 12/23/2022 \$599,900 \$261</p> <p>Located in one of Tallahassee's most desirable subdivisions, on one of the last few remaining lots, is the beautiful Alva house. This 4 bedroom/3 bath home backs up to the neighborhood pond and nature trail. The 300+ sqft fourth bedroom suite could also be used as a bonus/theatre/flex room. The Alva features an open floor plan with 10-foot ceilings and 12-foot treys, custom cabinets and built-ins, massive kitchen island, quartz counter tops throughout, custom flooring throughout, walkin showers, multiple walkin closets for additional storage, stainless appliances, custom Delta plumbing fixtures, and lighting from our design team. The master suite features a spacious spa-like atmosphere with trey ceilings, walkin closet, double vanity, soaking tub, and custom walkin shower. This home also features beautiful front and back covered porches with an outdoor fireplace and an oversized double-car side entry garage. Located in A-rated public school zone. Adjacent to Chastain Manor is a Publix shopping center opening Spring 2023. Must see in person to appreciate design and quality of craftsmanship of this home! <i>Listing Courtesy of WORLD IMPACT REAL ESTATE</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: 12/22/2022 MLS ID: 353865							
	13036 Gopher Wood Trl	Single Family	4/2	2,227	15,682	1991	12/22/2022 \$2,800 mo.	\$1
	Large 4BR in Killeam Lakes with new flooring and paint. Large fenced backyard, sunroom area, pantry, 2 car garage and more. <i>Courtesy of A&E REALTY AND PROPERTY MANAGE</i>							
	5 ● Active * New, Active: 12/21/2022 MLS ID: 353838							
	8612 Oak Forest Trl	Single Family	3/2	1,469	11,326	1988	12/21/2022 \$2,150 mo.	\$1
	MODERN Killeam Lakes 3/2 w/ Garage, Fenced Yard, Stainless Steel Appliances, & Granite Counters Avail NOW!! You will love this gorgeous 3/2 that features a foyer, vaulted ceilings, fireplace, granite counters, updated fixtures, eat-in kitchen, large living space, walk in closet in master, stainless steel appliances, and more! There is an inside utility room, 2 car garage, covered porch, & expansive privacy fenced yard! Excellent location with A rated school zone, parks, & trails. Convenient to Bannerman crossing, shopping, restaurants, & Lake Iamonia. Pets allowed with fees and restrictions. Available NOW for \$2150/month! <i>Courtesy of DESTINATION REAL ESTATE CORP</i>							
	6 ● Active * New, Active: 12/7/2022 MLS ID: 353587							
	2970 Golden Eagle Dr E	Single Family	5/5	4,104	32,234	1987	12/7/2022 \$1,025,000	\$250
	Incredible custom 5 bedroom, 5 bath brick home located on prestigious Golden Eagle Golf Course on 9th fairway. One of a kind marble & brick entry, spacious family room, with wood beams, soaring ceilings, beautiful millwork, wood burning brick fireplace and hearth with tons of natural light plus a wet bar. Home is hard wired for Generac generator. Outdoor entertaining is easy with a heated salt water pool & outdoor kitchen that overlooks a huge backyard, lush landscaping, golf course and views of Lake Diane. Formal living room or home office and dining room/flex space that would make a perfect 2nd office/art studio/sewing room overlooking courtyard and fountain. Multigenerational home offering, 2018 Roof, a 2nd master bedroom or easily converted to an inlaw suite. Bonus room upstairs for media room/man cave/ teen suite with private bath, large closet and extra storage. <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i>							
	7 ● Active * New, Active: 10/8/2022 MLS ID: A11285258							
	10564 Winters Run	Single Family	3/2	1,594	22,216	1994	10/8/2022 \$325,000	\$204
	JUST REDUCED!! SELLER MOTIVATED!! Great Opportunity to get this 3/2 cul-de-sac home in Killeam Lakes on a 1/2 acre. Wood and tile floors throughout with vaulted ceilings. Master bath has jetted tub and walk-in shower. Kitchen has breakfast nook, pantry, SS refrigerator, range and microwave. There is also a dishwasher and disposal with a nice tiled backsplash and Corian countertops. Custom fireplace & a beautiful etched glass entry door with sidelights. All 3 bedrooms have walk-in closets. Roof was done in 2014. There is a privacy fence and deck with a 2-car garage that has built-in cabinets. Attic space that provides extra storage. Great neighbors and great location in a preferred school district. Show today! <i>Listing Courtesy of United Realty Group Inc.</i>							
	8 ● Active * New, Contingent: 10/14/2022 MLS ID: 351143							
	2830 Turkey Hill Trl	Single Family	3/3	3,310	76,230	1990	10/14/2022 \$729,000	\$220
	Killeam Lakes BEAUTY! Beautiful renovated home on 1.75 acres near Deerlake Middle School. Spacious floorplan features 3 bedrooms/ 3 baths, remodeled kitchen with island & breakfast area, office/study with built-in bookcases, living room, dining room, laundry room, gracious foyer and large bonus room. Dining room could be extended living room. Charming dormer windows, two staircases, gleaming hardwood floors in all gathering spaces & 3 cozy brick fireplaces! Southern Living rocking-chair front & back covered porches are perfect for relaxing & enjoying the beautiful views. <i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i>							

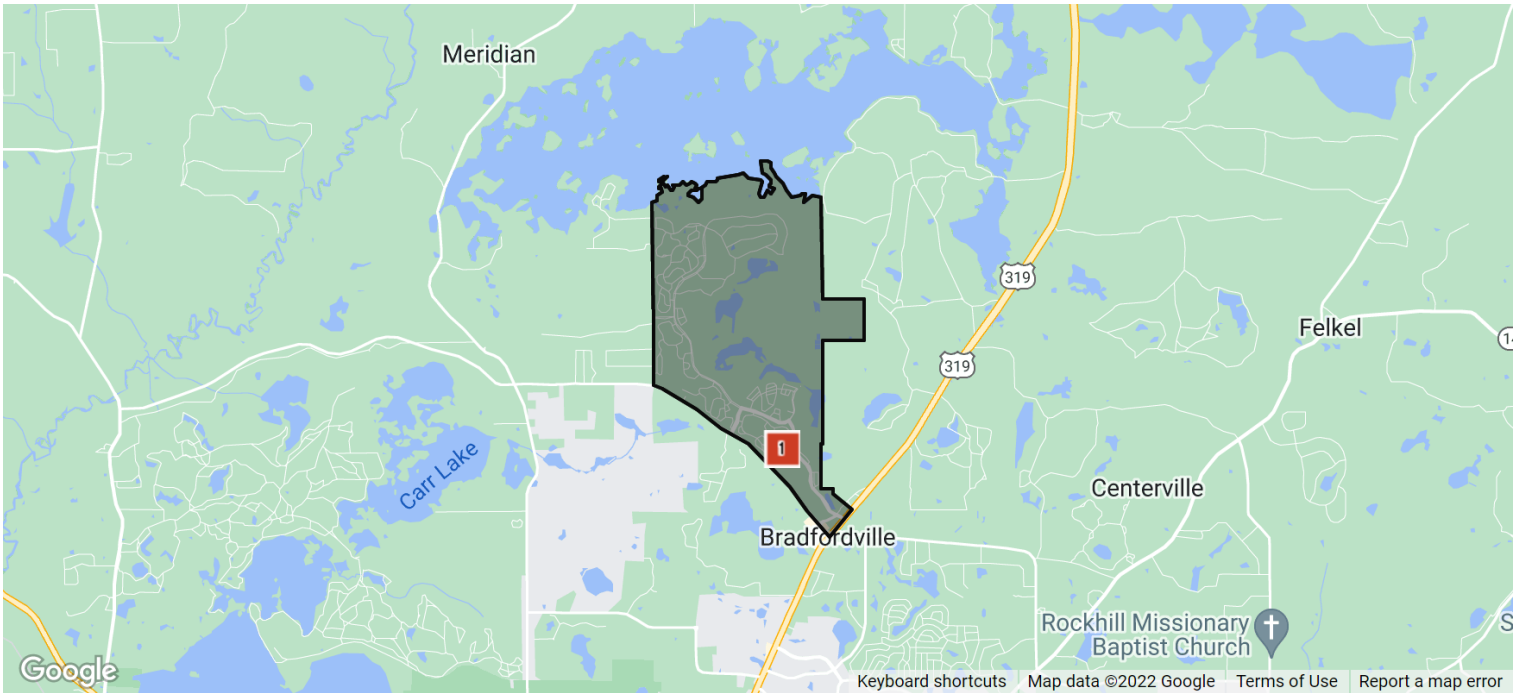
New Listings: 10 (cont.)

	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, Contingent: 12/18/2022 <i>MLS ID: 353615</i> 2321 Tuscavilla Rd Single Family	3/2	1,008	10,454	1984	12/18/2022	\$195,000	\$193
Looking for your first home? Look no further! This home is perfect for the first-time home buyer! Super cute home priced under \$200,000 in Killeam Lakes. This home sports three bedrooms and two baths. The flooring in the main living area is laminate. The bathrooms have tile floors and the bedrooms are adorned with carpet. Walk to Tekesta Park to entertain your little ones! This home is in a desirable neighborhood with HIGHLY RATED School Zones! This home will go fast! Do not miss it! VACANT.....GO AND SHOW! <i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i>								
	10 ● Active · New, Active: 10/28/2022 <i>MLS ID: 352475</i> 2437 Bass Bay Dr Single Family	4/3	2,604	74,052	2001	10/28/2022	\$675,000	\$259
Wonderful, maintained home with a view and access to Lake Monkey Business in N.E Tallahassee. As you enter the house, your eyes see the inground pool then the lake, really incredible! There's an abundance of windows and doors to enjoy backyard living; just ready for a firepit and vegetable gardens. 4 bedrooms / 3 baths including large Master suite. Renovated kitchen and 2018 Roof. Great Location and A rated schools; Could walk to Deer Lake Middle. Close to the almost completed new Publix on Bull Headly! Hurry, not often does a lake home come on the market! <i>Listing Courtesy of PROPERTY FINDERS NGUYEN REALTY</i>								




Pending: 2

	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 12/20/2022 <i>MLS ID: 353693</i></p> <p>3413 Treaty Oak Trl</p> <p>Lovely 1 story house with 3 bedrooms and 2 full bathrooms. Most of the windows have been recently replaced. Eat in kitchen includes stove, dishwasher and refrigerator with ice maker. In 2022 the dishwasher, all light fixtures, all ceiling fans, water heater and range were installed new. Master bedroom has a full bathroom and walk in closet. Most of the interior has been recently repainted. Several rooms have ceiling fans. Living and dining rooms both have skylights. Living has a stone fireplace. All of the flooring is new luxury laminate flooring. Roof was replaced in 2020. Back yard is spacious, fenced in and has a new concrete patio. Concrete driveway leads to 1 car garage.</p> <p><i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>	Single Family	3/2	1,281	16,117	12/14/2022	\$295,000	12/20/2022	\$230
 <p>2 Pending - Pending as of 11/29/2022 <i>MLS ID: 352495</i></p> <p>9055 Eagles Ridge Dr</p> <p>Welcome to Golden Eagle! A single story home in exclusive gated community. This well maintained property features an open floor plan, 3 bedrooms, 2 full baths (master bath has a sauna!) an office and a spacious landscaped backyard overlooking the 15th hole of the golf course! This home offers plenty of natural light. New roof in 2018, stainless steel appliances and high ceilings. Tennis court is across the street! If you've been patiently waiting for the perfect home, in a safe neighborhood and great school zones.. this ones for you!</p> <p><i>Listing Courtesy of ARMOR REALTY, INC</i></p>	Single Family	3/2	1,882	11,325	10/28/2022	\$410,000	11/29/2022	\$218



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	Off Market	<i>• Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: –</i>					
8030 Briarcreek Rd E	Single Family	–/–	1,834	14,375	–	9/30/2022	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>

