

MARKET ACTIVITY REPORT

Charleston Ridge Condominiums in Tallahassee, FL



Presented by
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Florida Real Estate License: 3273532



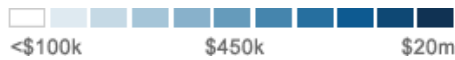
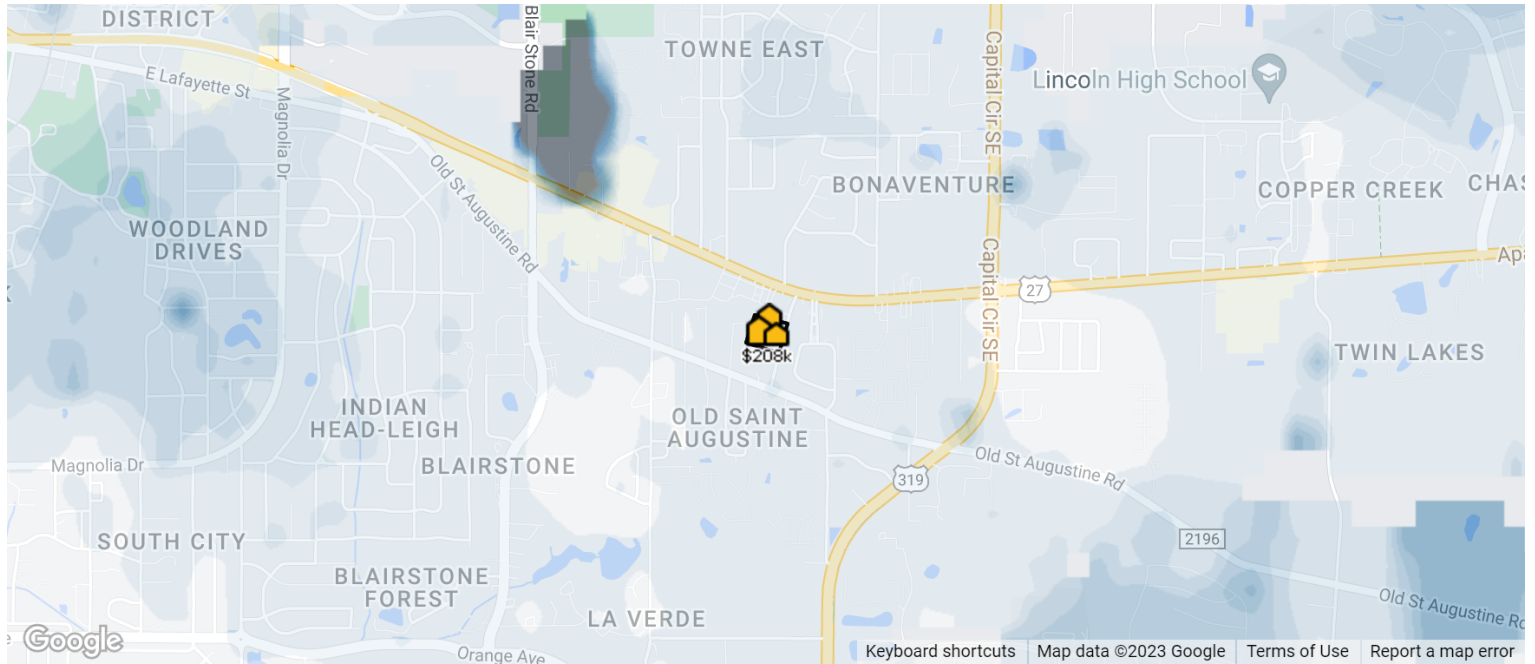
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

Charleston Ridge Condominiums in Tallahassee, FL

Market Snapshot: Estimated Home Values



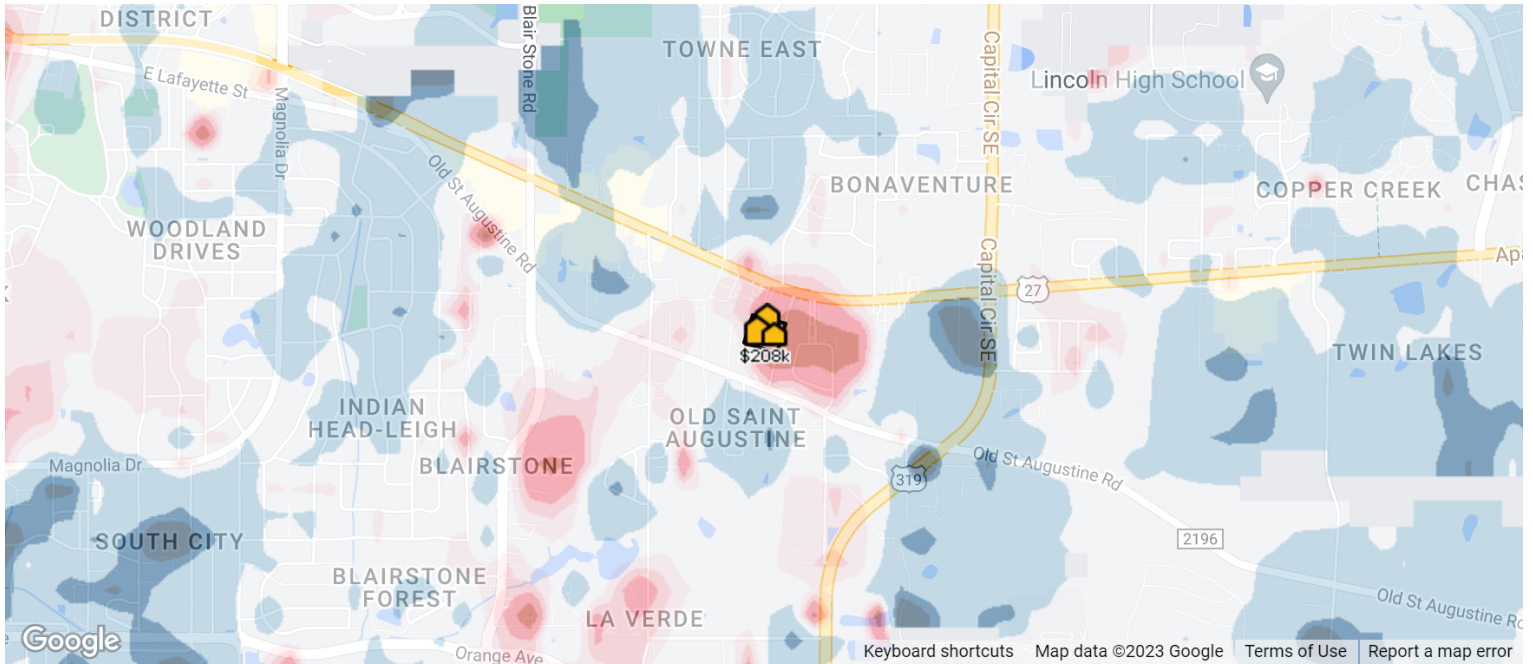
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$208K</p> <p>Updated: 2/28/2023</p>	<p>Change Over Last Month</p> <p>↓ 1.6%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.72%</p>	<p>Change Over Last 12 Months</p> <p>↑ 22.93%</p>	<p>Change Over Last 24 Months</p> <p>↑ 28.91%</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.

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Market Snapshot: 12-Month Change in Estimated Value



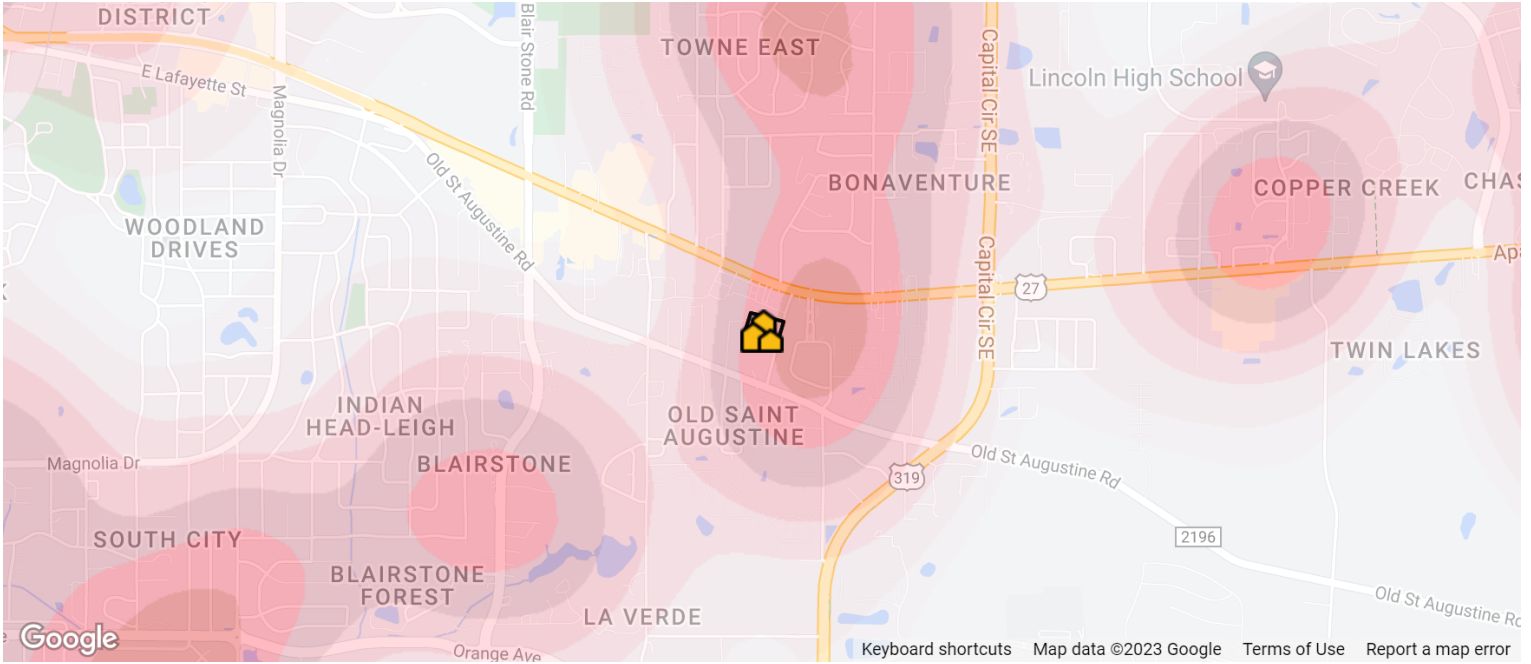
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$208K</p> <p>Updated: 2/28/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ 22.93%</p>	<p>Change Over Last 24 Months</p> <p>↑ 28.91%</p>	<p>Change Over Last 36 Months</p> <p>↑ 42.57%</p>
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Market Snapshot: Concentration of Distressed Properties



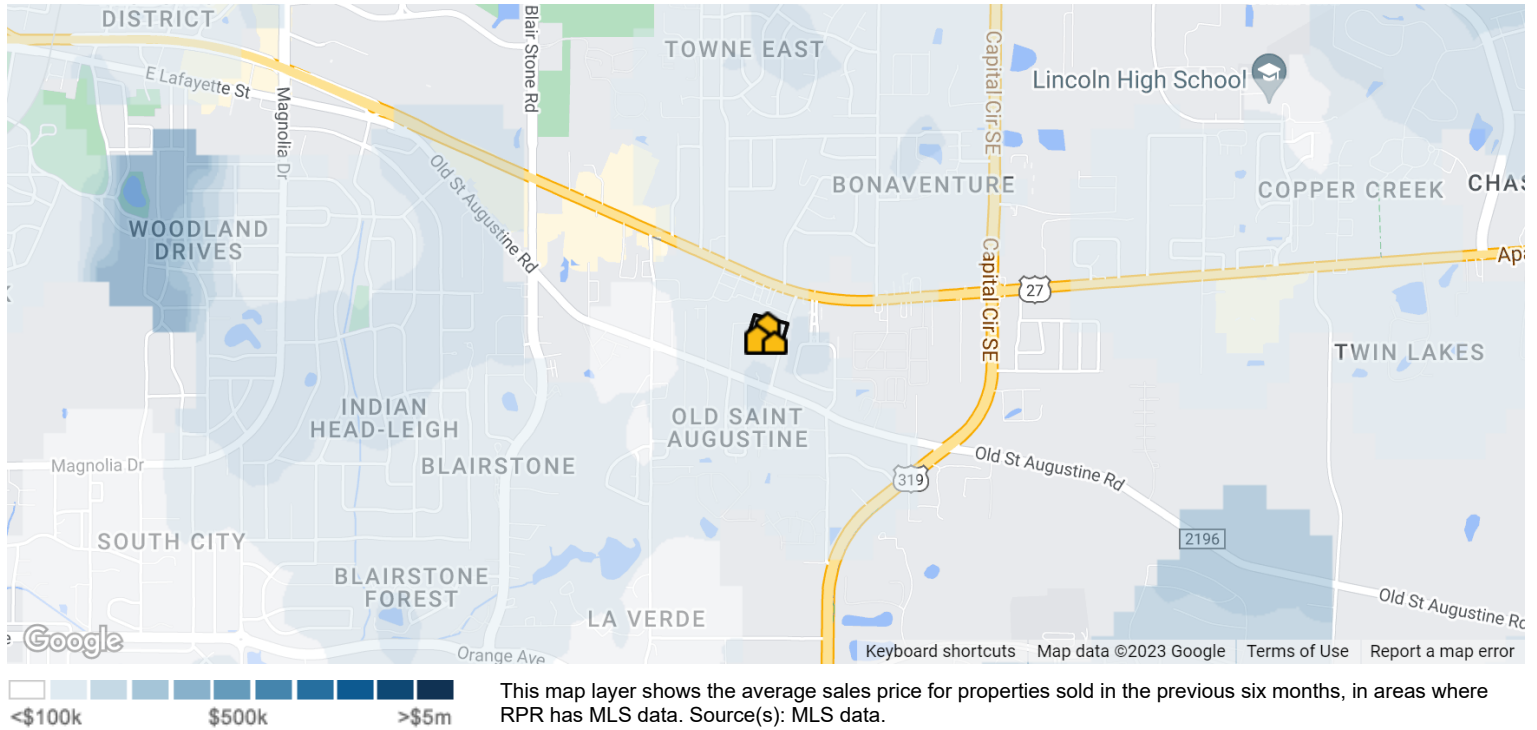
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">0</p> <p>Updated: 3/2/2023</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">0</p>	<p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">0</p>	<p># of Foreclosed</p> <p style="font-size: 2em; text-align: center;">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 3/2/2023.

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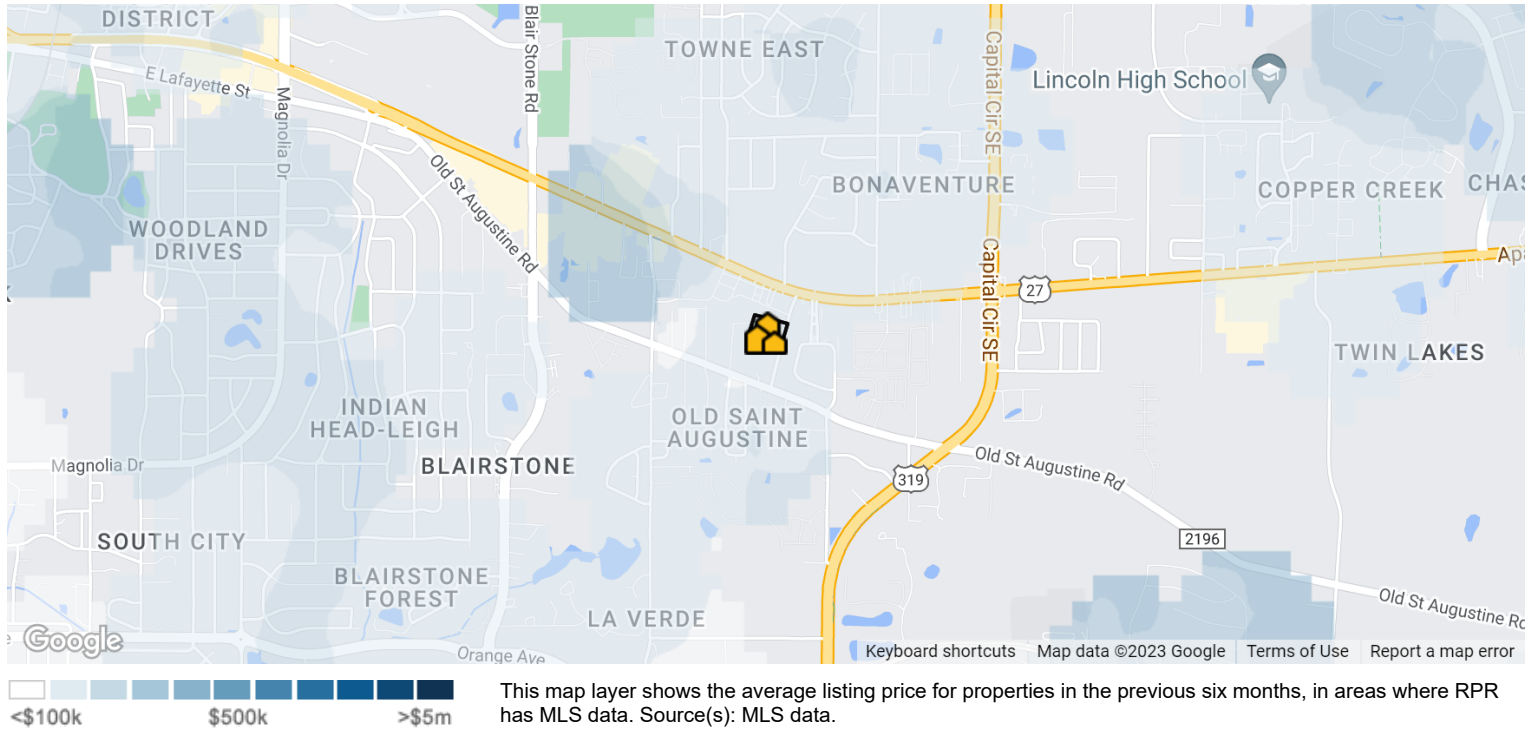
Market Snapshot: Sales Price



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

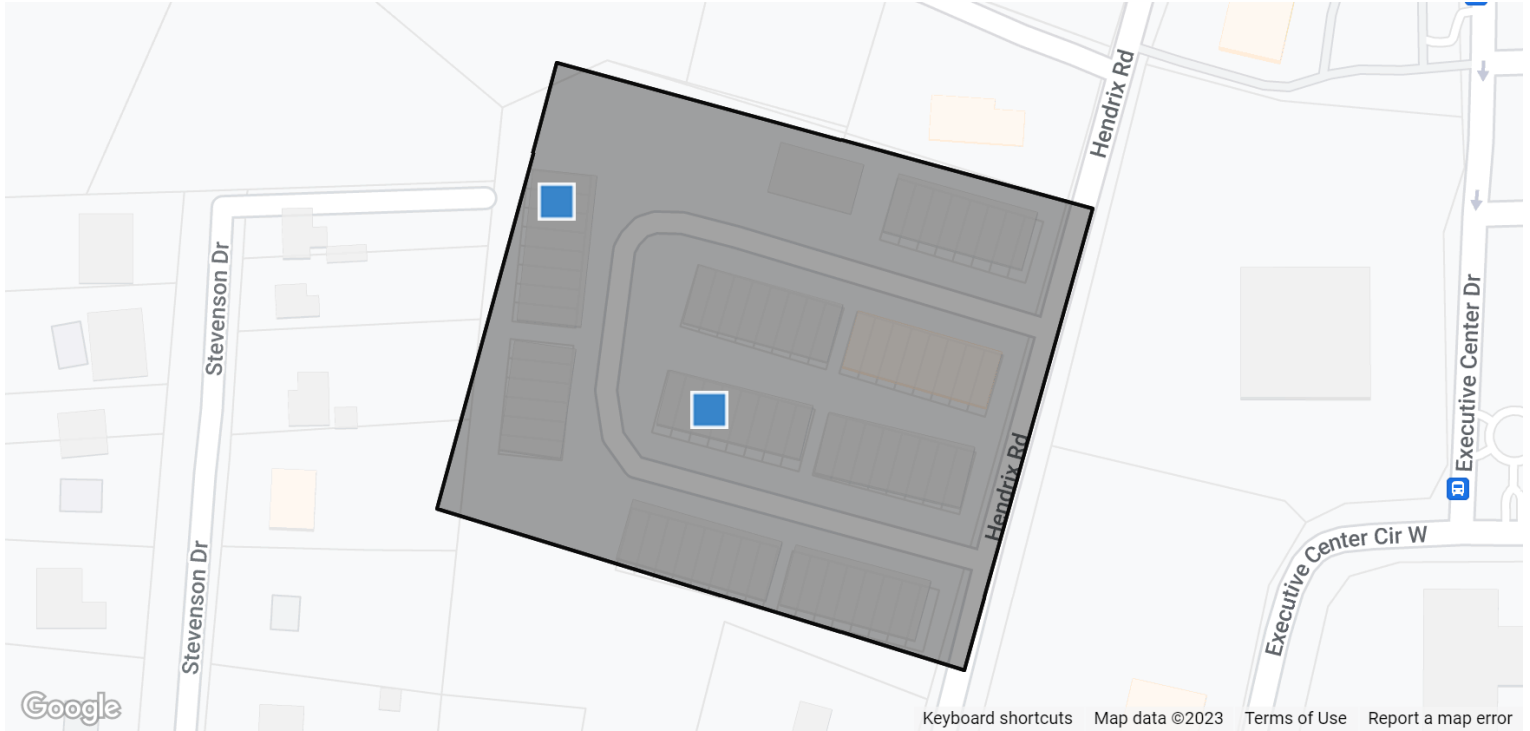
Charleston Ridge Condominiums in Tallahassee, FL

Market Snapshot: List Price



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

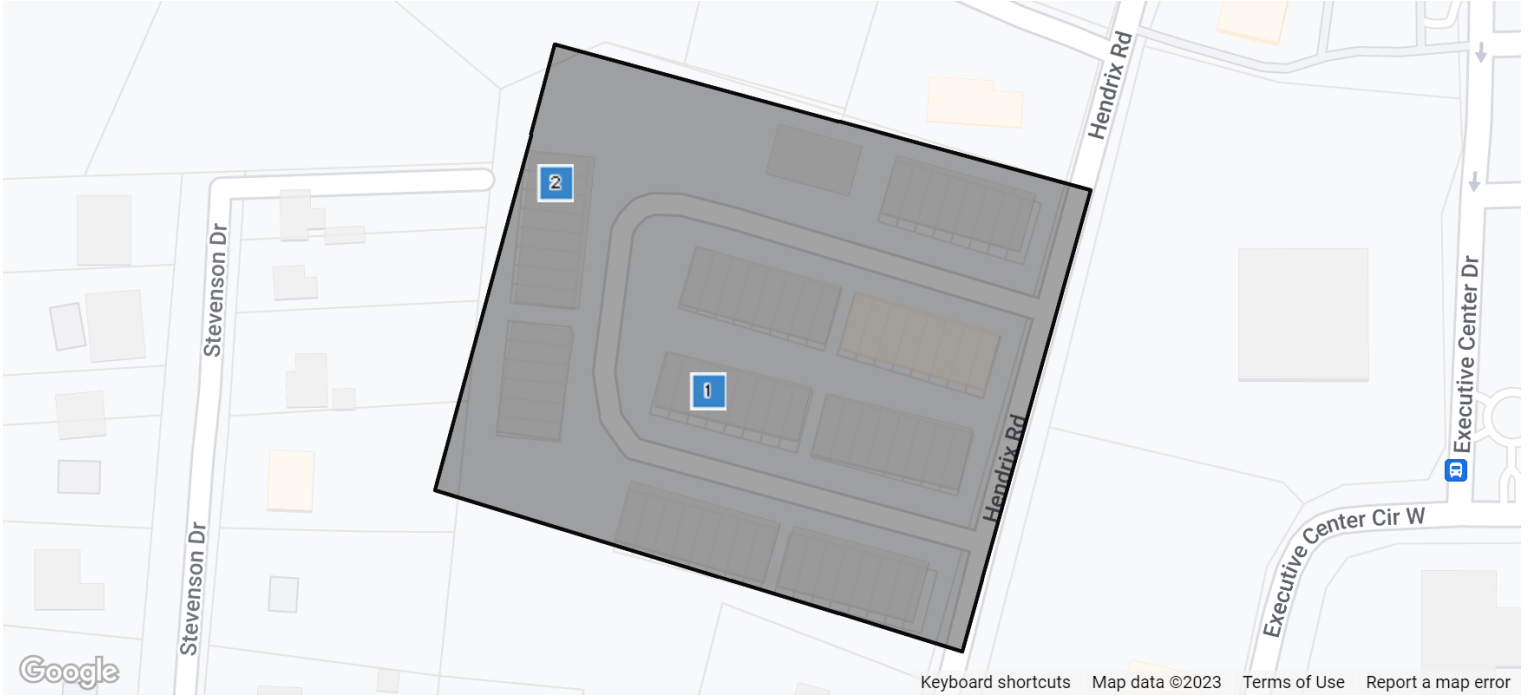
Location: Charleston Ridge Condominiums in Tallahassee, FL; **Date:** Changes in the Last 3 Months;
Transaction Types: For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed;
Property Types: Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max;
Maximum Properties per Change Type: 10; **Sort Order:** Recently updated





Closed

Number of Properties	2
Low Price / Value	\$200,000
Median Price / Value	\$200,500
High Price / Value	\$201,000
Average Price / Sq. Ft.	\$129
Median Price / Sq. Ft.	\$129
Average Days in RPR	33
Median Days in RPR	33
Total Volume	\$401,000

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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 ■ Closed * Sold Date: 12/28/2022, MLS Listing 352303: 10/24/2022 MLS ID: 352303								
	1320 Hendrix Rd, Apt 403	Condo/Townhouse/Apt.	3/3	1,554	1,306	2004	12/28/2022	\$201,000	\$129
	Updated Condo throughout, new appliances, fresh paint and more. Unit 403. Near restaurants, shops and the Governor's Square Mall. Spacious open floor plan, one car garage. So much to love about this condo exterior maintenance and lawn care included. Roof new and HVAC 5 years Must See!								
	<i>Courtesy of THE GAVIN GROUP REAL ESTATE LL</i>								
	2 ■ Closed * Sold Date: 12/16/2022, Public Record MLS ID: -								
	1320 Hendrix Rd, Apt 907	Condo/Townhouse/Apt.	3/3	1,554	1,307	2004	12/16/2022	\$200,000	\$130
	-								

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>

