CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES
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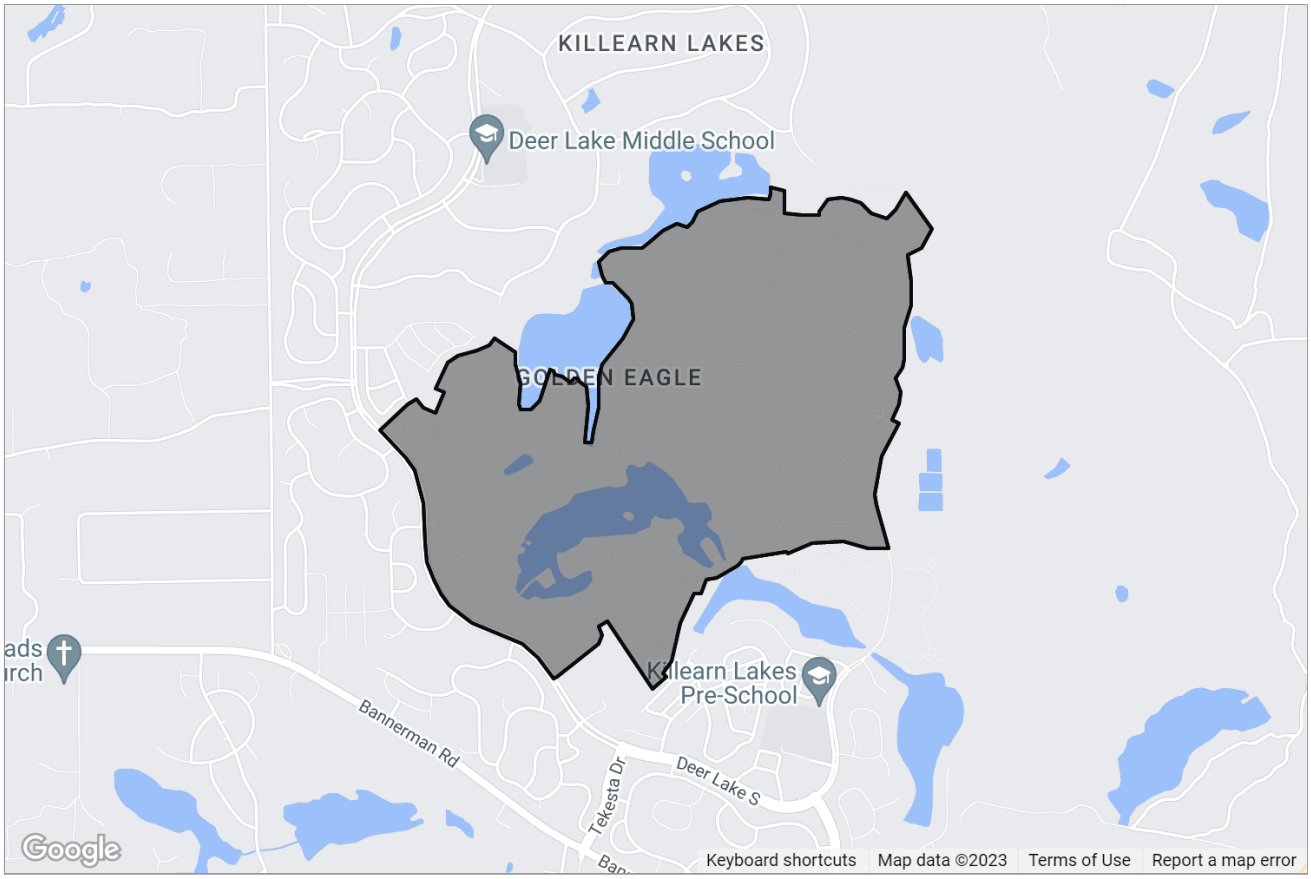
MARKET ACTIVITY REPORT

Golden Eagle in Leon County, FL



KETCHAM REALTY GROUP INC.

Presented by

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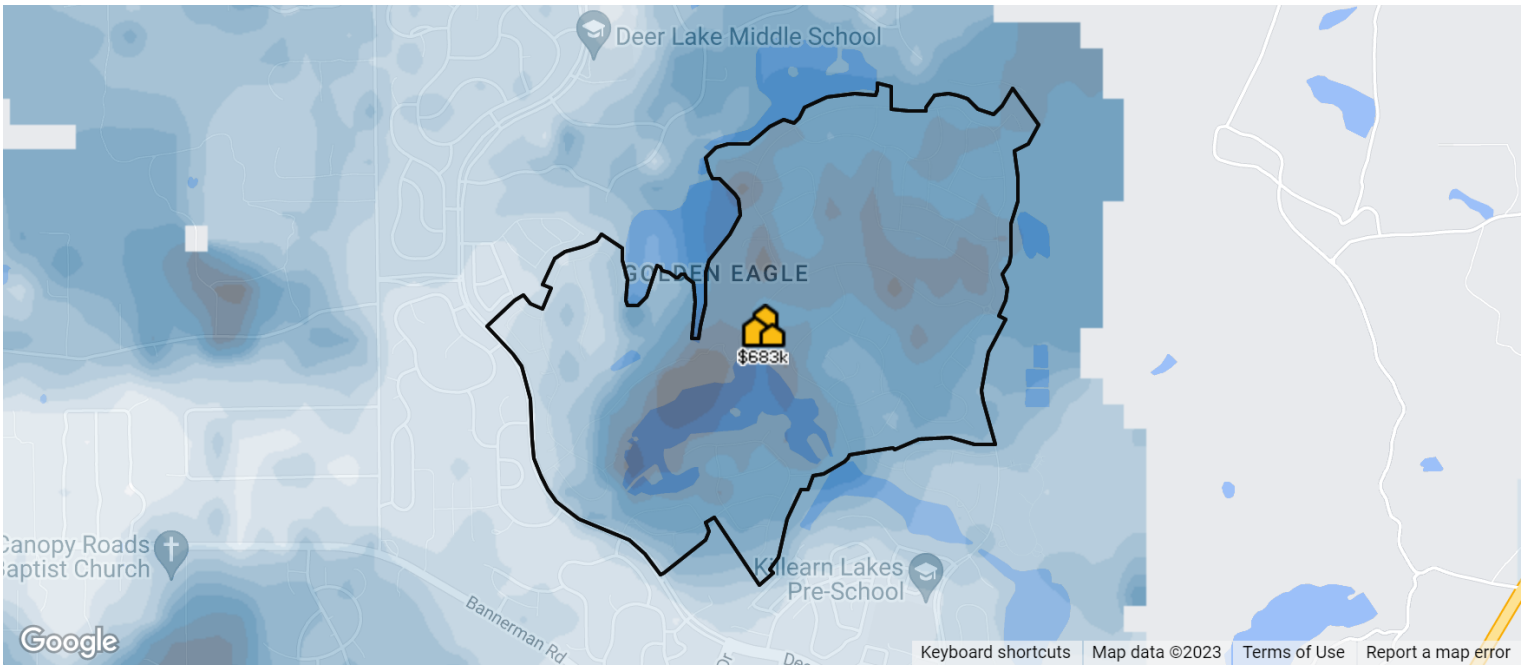
Golden Eagle in Leon County, FL

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.

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$683K	↑ **0.75%**	↓ **1.8%**	↑ **13.05%**	↑ **29.25%**
Updated: 2/28/2023				

*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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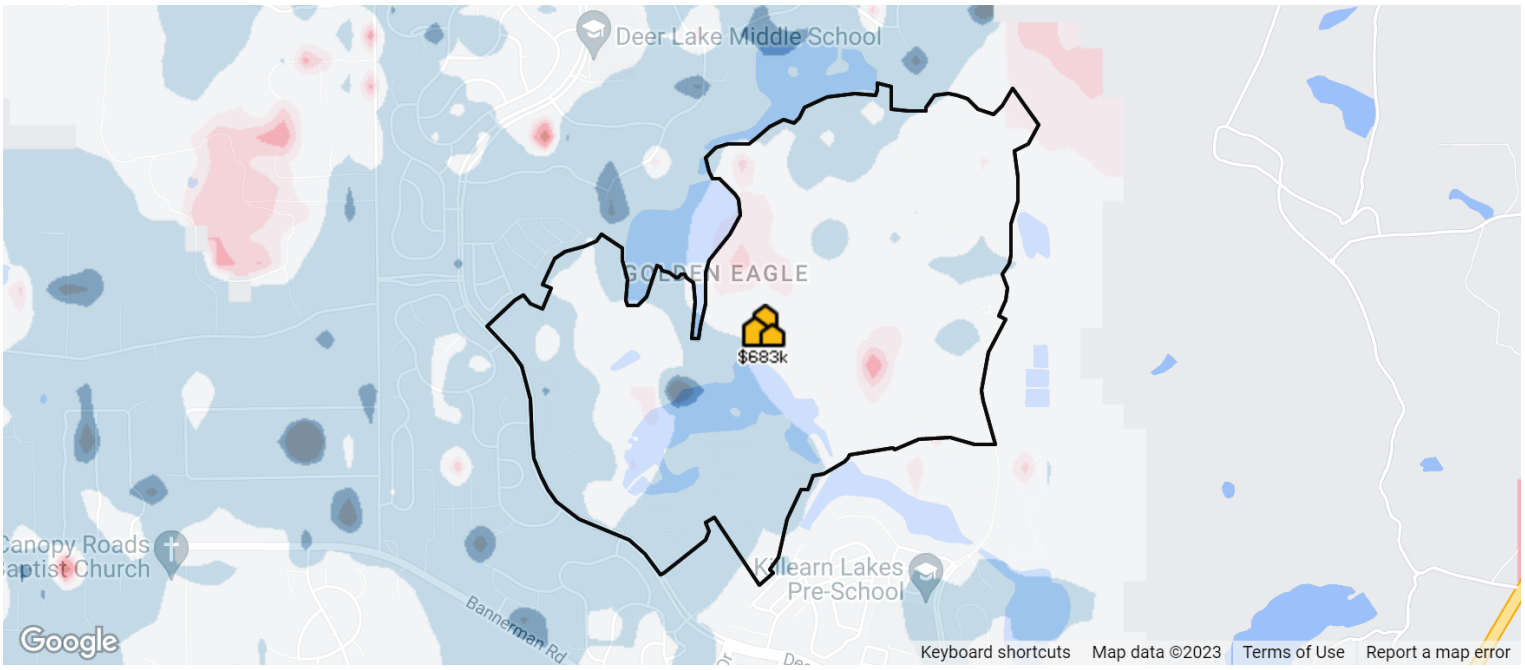
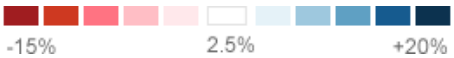
Golden Eagle in Leon County, FL

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.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months
$683K	**13.05%**	**29.25%**
Updated: 2/28/2023		

*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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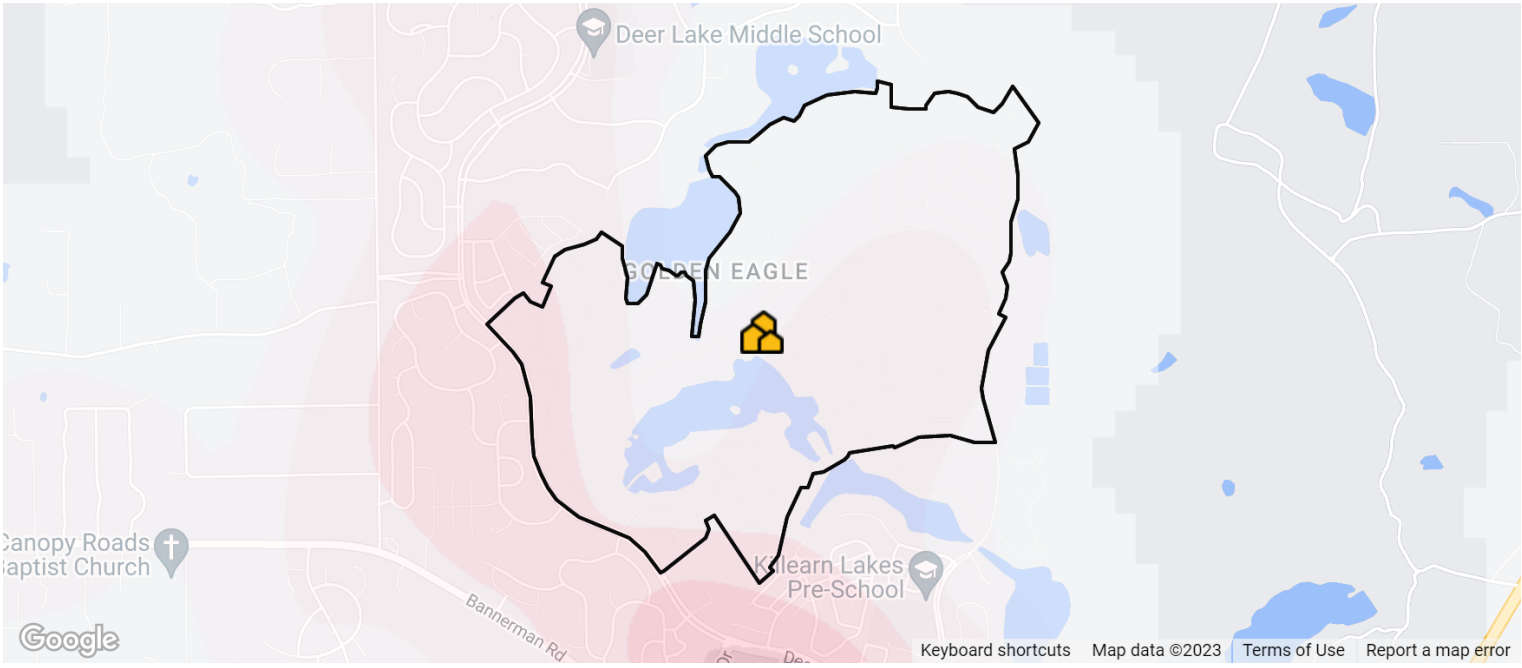
Golden Eagle in Leon County, FL

Market Snapshot: Concentration of Distressed Properties



Low High

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

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
2	0	2	0
Updated: 3/2/2023			

*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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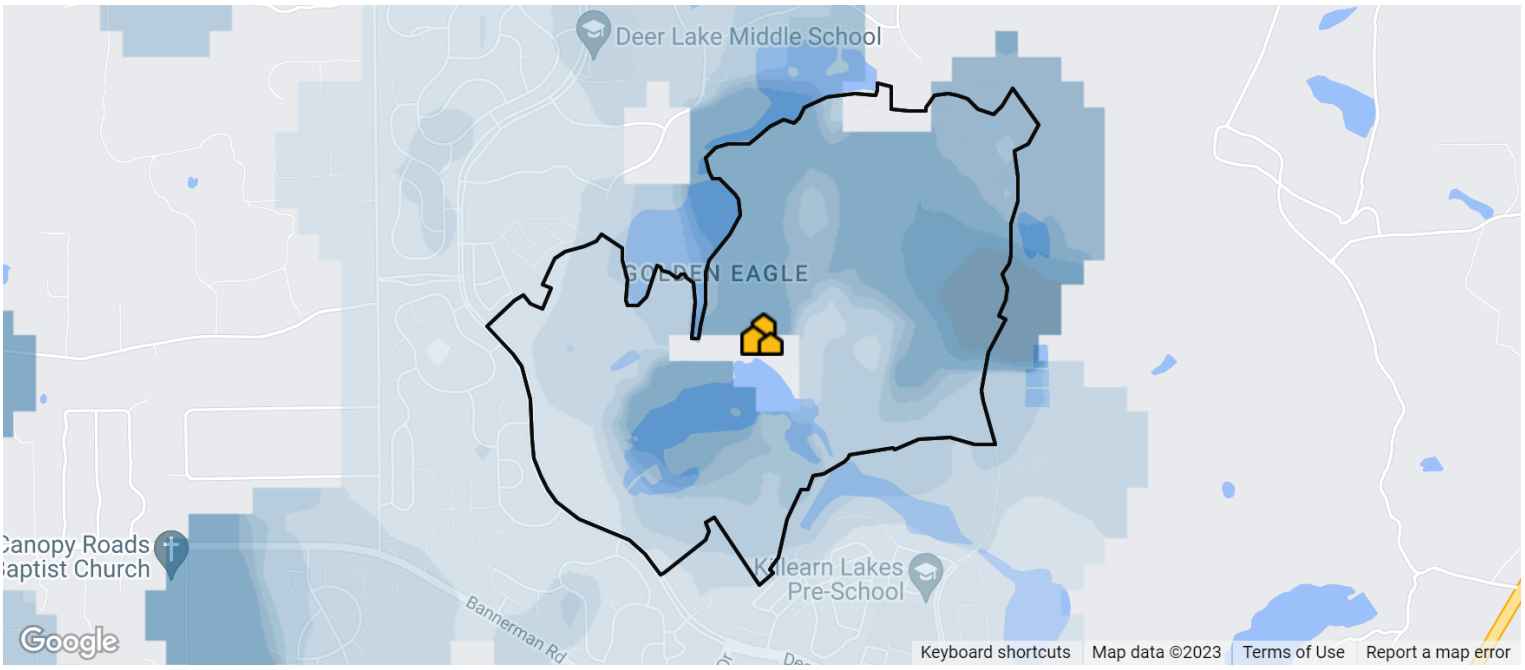
Golden Eagle in Leon County, FL

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.

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

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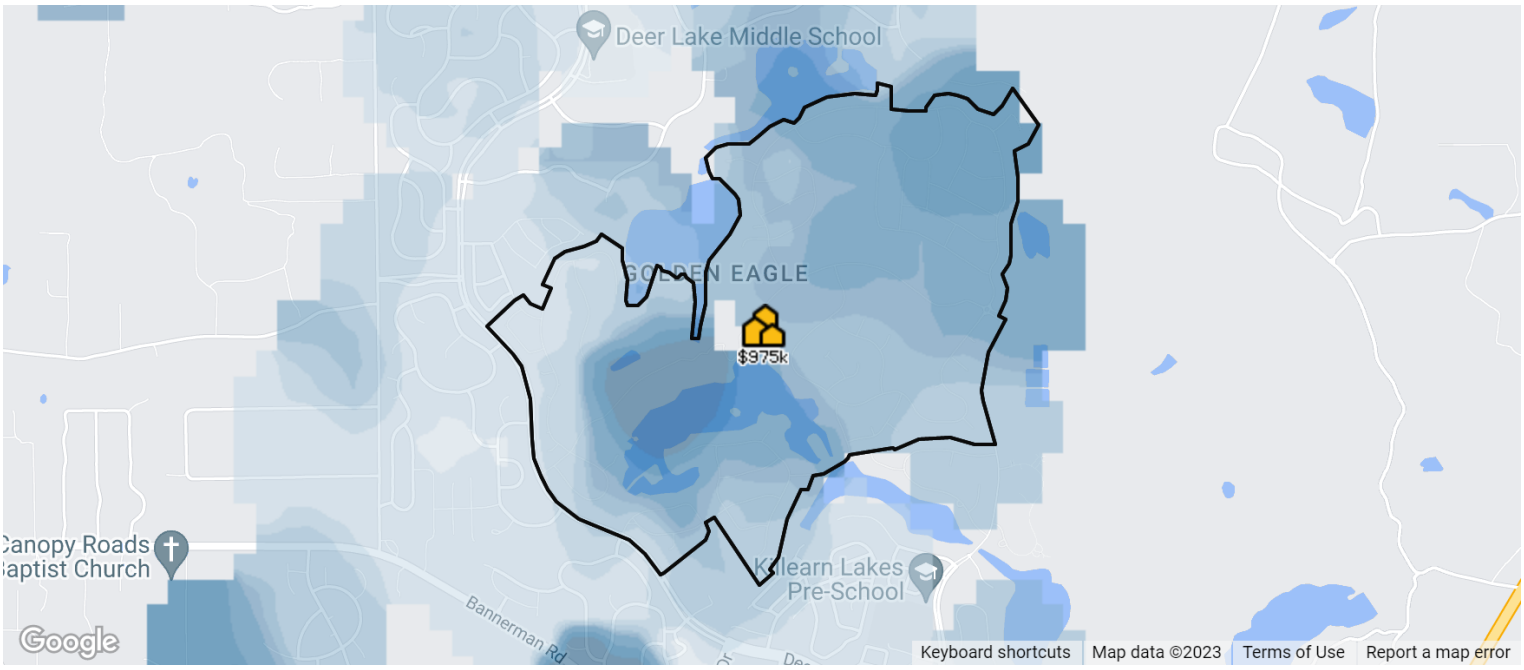
Golden Eagle in Leon County, FL

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.

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$975K	**8.35%**	**30.17%**	**58.54%**	**129.41%**
Updated: 1/31/2023				

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

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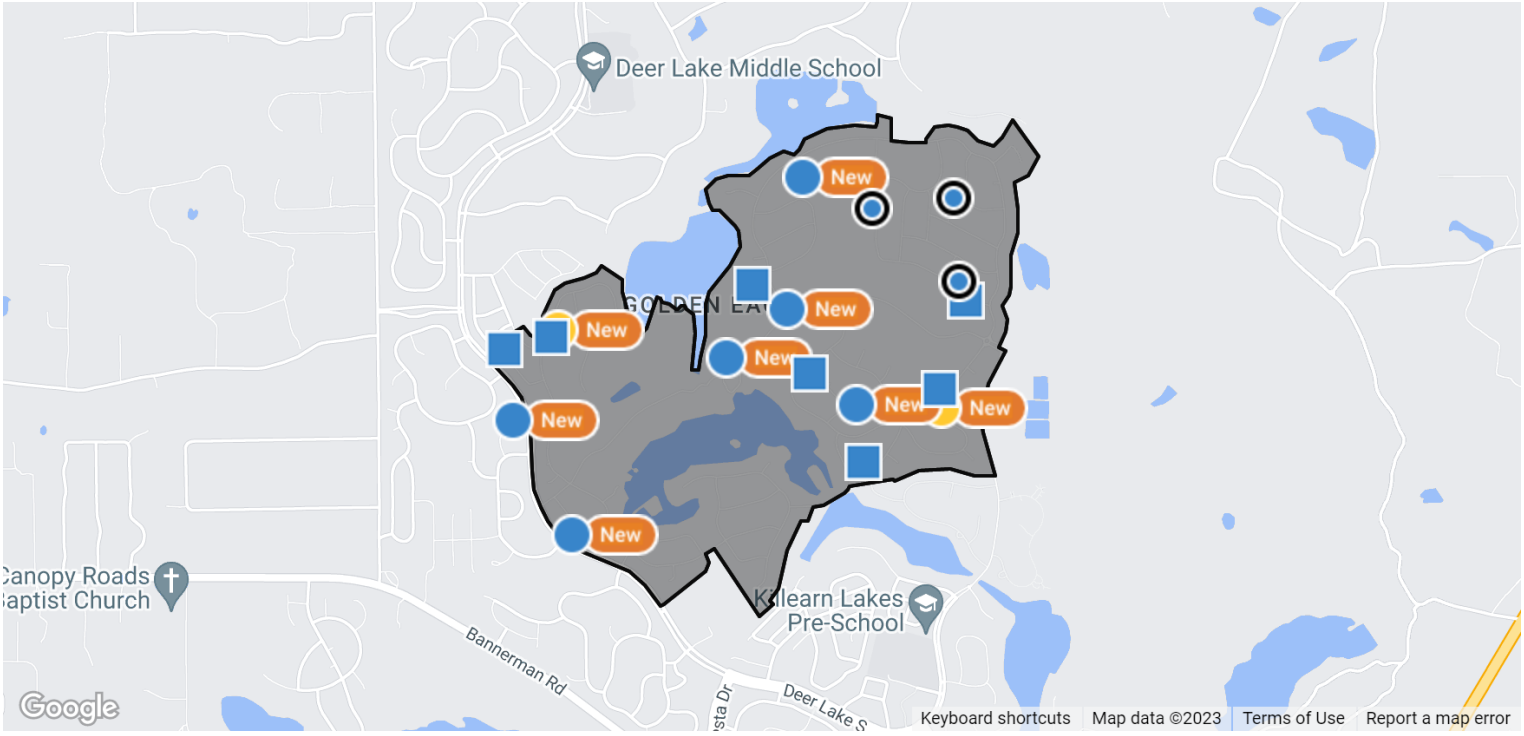
Market Activity Summary Stats



Search Criteria

Location: Golden Eagle in Leon County, 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 New Listings	Pending	Closed
Number of Properties	8	3	7
Low Price / Value	$3,400	$645,000	$383,000
Median Price / Value	$639,000	$1,199,000	$620,000
High Price / Value	$987,000	$1,200,000	$1,700,000
Average Price / Sq. Ft.	$160	$223	$206
Median Price / Sq. Ft.	$200	$212	$190
Average Days in RPR	24	286	80
Median Days in RPR	13	213	70
Total Volume	$4,530,900	$3,044,000	$5,387,000

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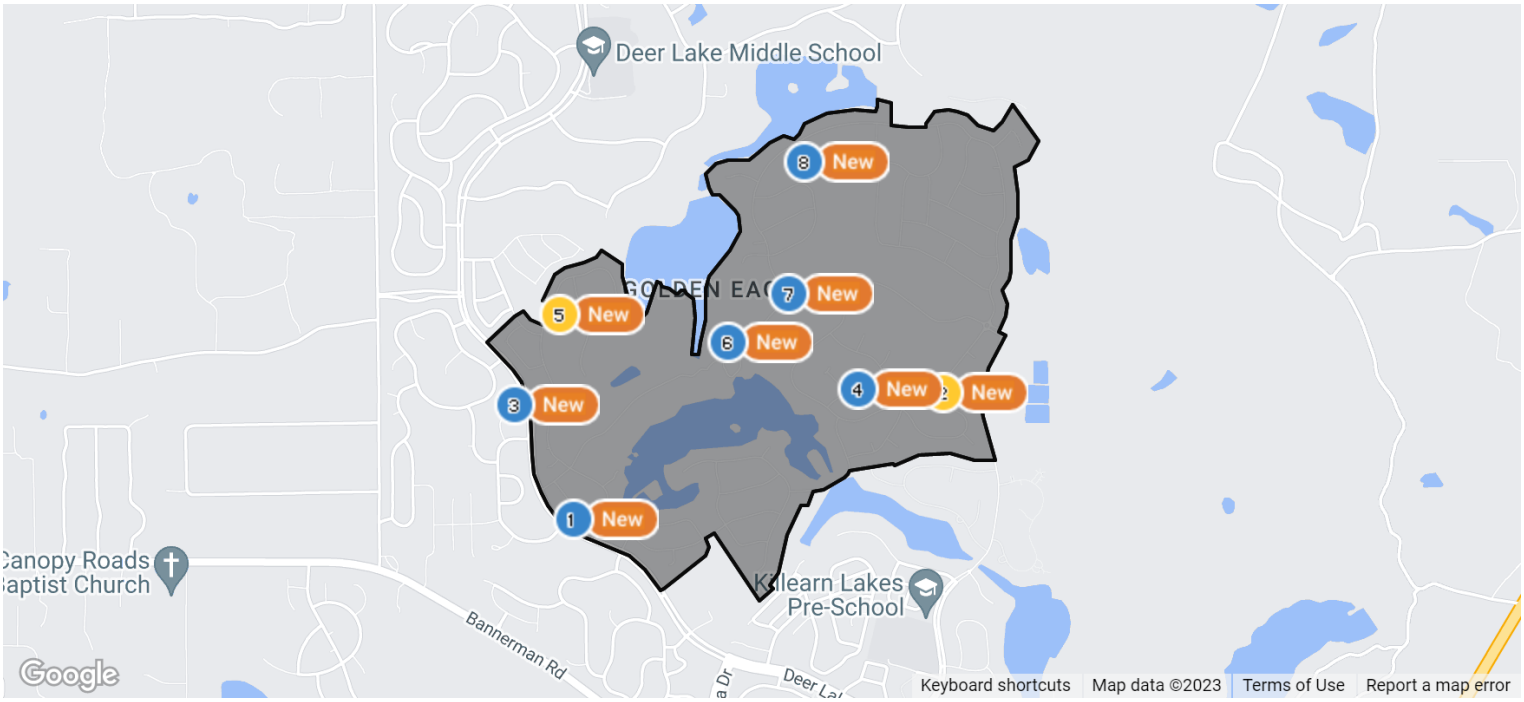
Golden Eagle in Leon County, FL



New Listings: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 Active • *New, Active: 2/20/2023* *MLS ID: 355687*								
8531 Congressional Dr	Single Family	4/3	3,670	42,253	1989	2/20/2023	$689,000	$188

Very private 2 story home in Golden Eagle Plantation. Features 4 bedrooms and 3 baths on nearly a full acre, with a brand new roof August 2022. Open living room with soaring ceilings and fireplace, formal dining room, breakfast nook, and a separate family/entertainment room with a 2nd fireplace. Home also features an enormous den complete with billiards table. Master bedroom has not 2-but THREE full closets and its own recently remodeled bathroom suite. Private back yard is fenced and extends beyond fencing for an additional wooded buffer, and a nice big open deck for entertaining. 2+ car garage with plenty of room for workbench and storage.

Listing Courtesy of WAYPOINT PROPERTIES

8866 Blackheath Way

2 Active • *New, Active: 2/28/2023* *MLS ID: 355969*								
8866 Blackheath Way	Single Family	3/3	2,465	30,492	1999	2/28/2023	$3,500 mo.	$1

Beautiful, well-appointed and well cared-for home at the end of a cul-de-sac near the main entrance to Golden Eagle. All brick, one-story with open floorplan, split bedrooms, large private backyard. Completely furnished. Just bring your clothes and your toothbrush! Owner would like to rent to someone June 1 - Dec. 28.

Courtesy of BESTSELLERS REALTY, INC.

3 Active • *New, Active: 2/14/2023* *MLS ID: 355432*								
2010 Eagles Landing Ct	Single Family	3/2	2,330	8,276	1993	2/14/2023	$455,000	$195

3 Bedroom, 2 Bath, 2-Car Garage house in Golden Eagle a Gated Subdivision. High Ceiling, Open Floor Plan, LR/DR, Wood-burning FP, Sep Kitchen w/Eat-in area, SS Appliances, Enclosed Sun Room w/new carpet. Walk-in Closet, Stand up shower in Master Bath w/Garden Tub and double vanity. Light & Bright. Laundry Room with Washer/Dryer.

Listing Courtesy of EQUITY REALTY AND MANAGEMENT

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New Listings: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

8996 Glen Eagle Way

4 Active • *New, New: 2/26/2023* *MLS ID: 355885*

8996 Glen Eagle Way	Single Family	4/4	4,034	31,798	1994	2/26/2023	$879,000	$218

Spectacular Golden Eagle residence situated on an expansive golf course lot with attractive landscaping! Circular driveway leads to an elegant entryway, 4 car garage, and fantastic golf course views. Abundant natural light and comfortable floor plan flows with a grand foyer and great room giving access to 2 large flex rooms(formal dining/study), a bonus office/exercise room, stylish 1/2 bath, bright sunroom, spacious primary suite, guest bedroom w/ full bath, beautiful kitchen with dining area, large laundry room, craft/work room off garage, & ample storage. Second floor presents 2 gracious guest bedrooms with a full bath. Relax on the back patio overlooking the picturesque scenery and manicured Golf course. Measurements approximate.

Listing Courtesy of HILL SPOONER & ELLIOTT INC

5 Active • *New, Active: 2/6/2023* *MLS ID: 355164*

9191 Mcdougal Ct	Condo/Townhouse/Apt.	3/2	1,990	4,792	2008	2/6/2023	$3,400 mo.	$2

Luxuriously Furnished home in Golden Eagle subdivision, this home is in a gated Golf Cart community and located right on the golf course. Subdivision has several Beautiful lakes to enjoy fishing and kayaking along with maintained walking trails. This house has several luxurious upgrades, including Plantation Shutters, Quartz countertops, high-end appliances, and a top-of-the-line washer/dryer. Every light fixture, fan and faucet has been updated as well. Out back there is a multi-level deck with a covered Pergola overlooking the golf course. See Virtual Tour! Rent Includes Trash, HOA, and Boat Slip. Also can offer Furnished with Cleaning Services and yard maintenance.

Courtesy of JOE MANAUSA REAL ESTATE

6 Active • *New, Active: 1/24/2023* *MLS ID: 354767*

2938 Golden Eagle Dr E	Single Family	5/5	3,948	35,719	1996	1/24/2023	$925,000	$234

GORGEOUS 5 BR/5BA home located right on Golden Eagleâs golf course and walking distance to the club house. This unique home is ordained with marble floors and counter tops, luxurious light fixtures, TV and home theatre, vaulted ceilings, hardwood floors through out the bedrooms, a huge kitchen with island, and a separate formal living room. Four nice sized bedrooms with corresponding bathrooms and a beautiful bonus room added that can be utilized as a MIL suite, game room, man cave, or fifth bedroom! Enjoy a view of Lake Diana from the backyard and lots of entertaining possibilities! Brand new exterior lights installed and so much more- You wonât want to miss this!

Listing Courtesy of THE ELITE GROUP

7 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	$987,000	$240

Incredible custom 5 bedroom, 5 bath brick home located on prestigious Golden Eagle Golf Course on 9th fairway. **Whole house Generac Generator!! 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. 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.

Listing Courtesy of COLDWELL BANKER HARTUNG

2838 Royal Isle Dr

8 Active • *New, Contingent: 2/20/2023* *MLS ID: 355619*

2838 Royal Isle Dr	Single Family	4/3	2,875	45,302	1998	2/20/2023	$589,000	$205

137 ft of Golf Frontage on Hole 3 of the Golden Eagle Golf Course. Vacant & Ready to see this weekend! 4/3 Split Floor Plan on 1 Acre. Roof 2019, Appliances 2019, Hot Water Heater 2022, Granite countertops/backsplash 2022, HVAC 2014. Golf Front backyard, HOA will allow a Pool & Fence. Master bedroom ensuite, separate office, formal DR, updated Kitchen w/bar & table seating, large LR w/gas fireplace & sunroom overlooking the backyard & course. Oversized 3 car garage offers plenty of storage space.

Listing Courtesy of COLDWELL BANKER HARTUNG

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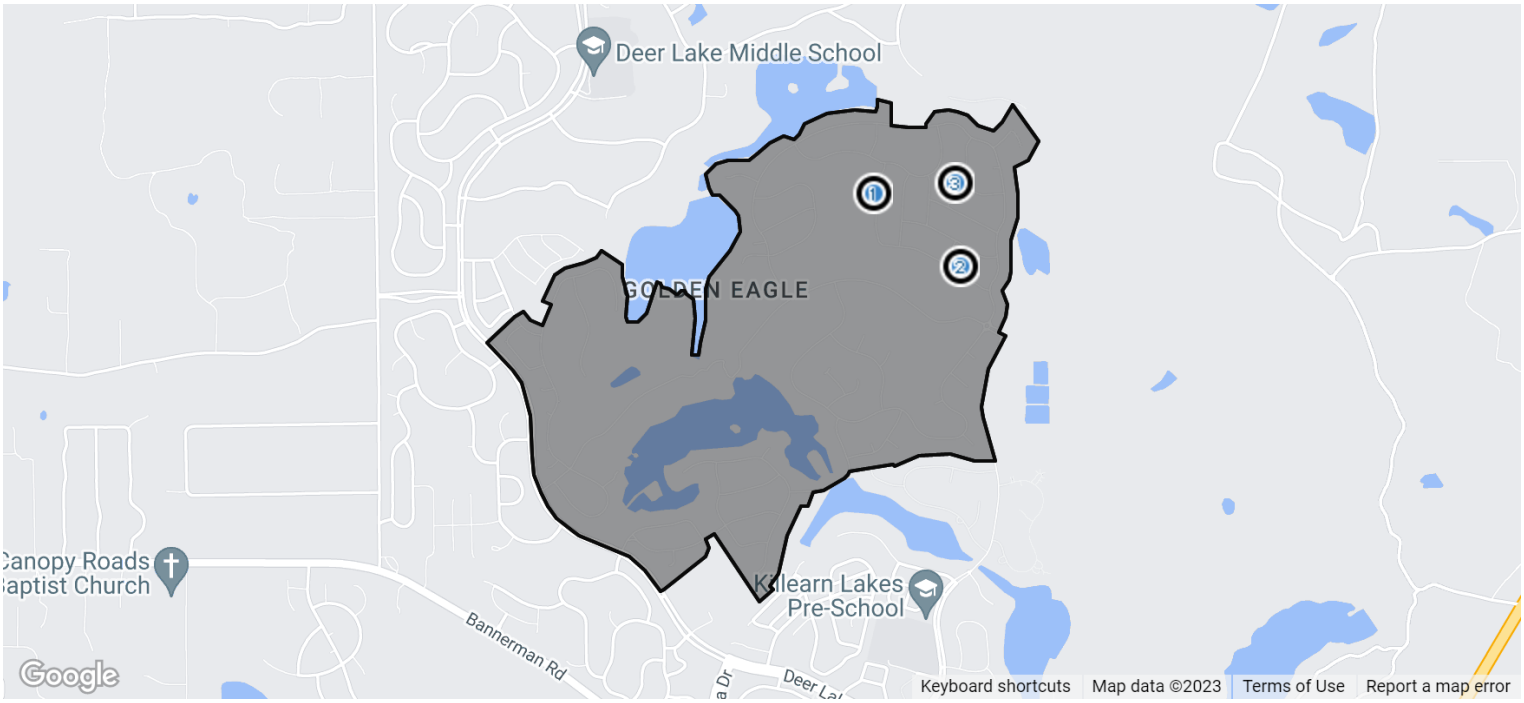

Pending: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending • *Pending as of 1/20/2023* *MLS ID: 333701*								
9682 Deer Valley Dr	Single Family	5/6	6,064	23,086	7/6/2021	$1,199,000	1/20/2023	$198

Gorgeous 5 bedroom, 5 1/2 bath home on the 4th fairway in beautiful Golden Eagle subdivision that boasts over 6,000 sq. ft. This home has the master down, 4 bedrooms upstairs, separate office adjacent to the master, AND 2 bonus rooms! If you don't like to run up and down the stairs to do laundry, no worries! There's a laundry room up and downstairs. Beautiful screened in pool with an outdoor kitchen that is great for entertaining overlooking the beautiful golf course. Too many amenities to list! Schedule to see this home today!

Listing Courtesy of HILL SPOONER & ELLIOTT INC

2 Pending • *Pending as of 2/13/2023* *MLS ID: 349465*								
9591 Deer Valley Dr	Single Family	4/5	4,600	24,829	8/1/2022	$1,200,000	2/13/2023	$261

This home is more than your average home. A 4,600 sq feet of luxurious living space. Exquisite hardwood flooring, with carpet as well. 3 car garage, four bedrooms, 4 full and one half bathrooms, 3 gas fireplaces, a formal dining room, an upstairs gameroom, large media room, a beautiful library. the kitchen comes with all stainless steel appliances, granite countertops, breakfast nook, and walk in butlers pantry. Plantation shutters and a whole home generator have recently been added!

Listing Courtesy of BEACH PROPERTIES OF FLORIDA

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Pending: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

3 Pending • *Pending as of 2/5/2023* *MLS ID: 354455*

9692 Prestancia Way	Single Family	4/3	3,049	20,908	1/19/2023	$645,000	2/5/2023	$212

Gorgeous East Facing One-Story Brick home located in the privately gated golf-course community of Golden Eagle! This Immaculate 4 Bedroom/3 Bathroom home offers a Gourmet kitchen with island, custom cabinetry and ample counter space made of granite dressed with an attractive tile backsplash. There is a Gas Range and sleek stainless steel appliances along with a bar and breakfast area. The formal dining room is perfect for your larger dinner parties. There is a luxurious master bedroom with 2 walk-in closets and the bathroom suite features a double vanity, jetted tub and walk-in shower. When you enter the home you are welcomed by soaring ceilings with moldings and extensive millwork throughout. The home lives large with a modern Open Concept design that has the family room with gas fireplace and coffered ceilings opening into the kitchen. Then double doors open into a 25x14 Sunroom along the back of the home, with built-ins and mini-fridge, leading the way outside to the large Trex Deck with pergola. The backyard is fully fenced. Youâre going to LOVE Living here & youâre going to LOVE your neighbors!

Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY

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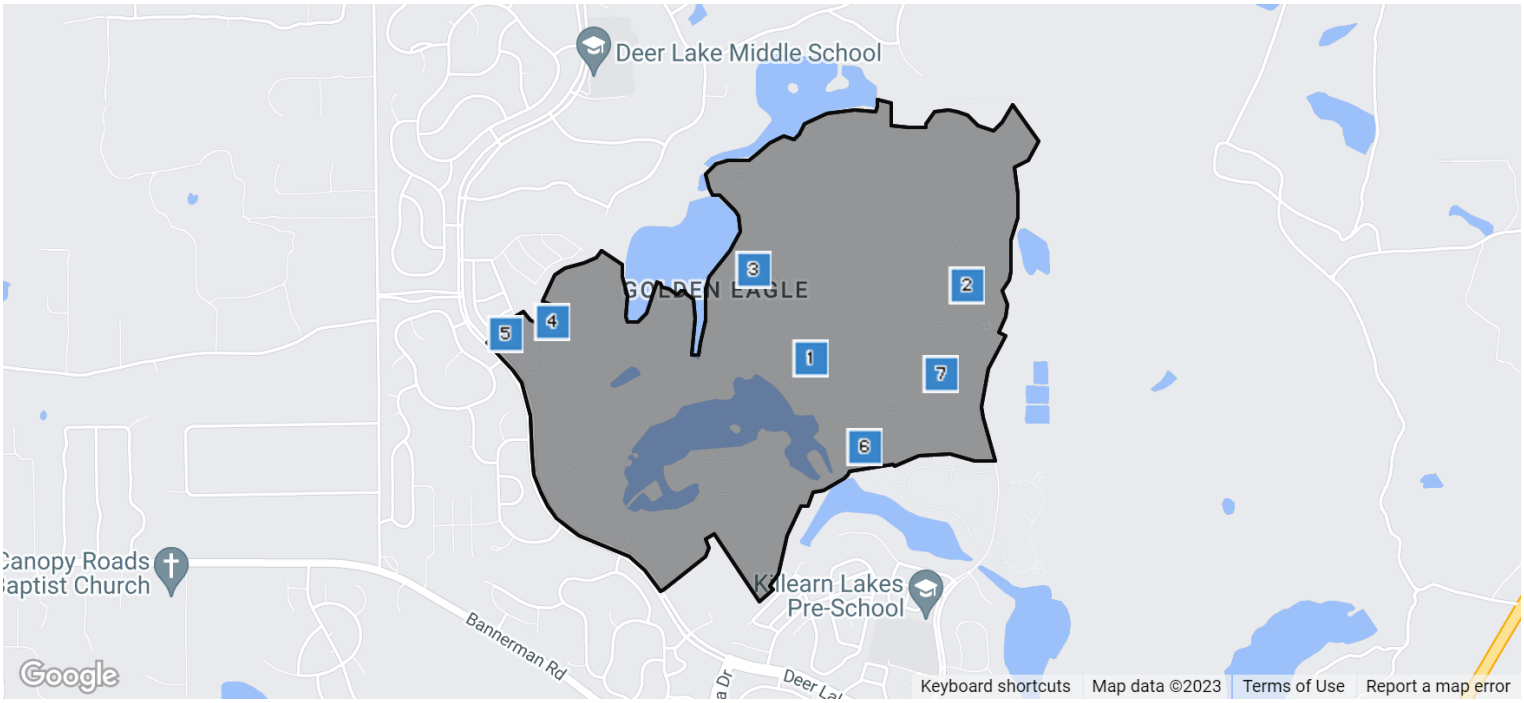
Market Activity Report

Golden Eagle in Leon County, FL



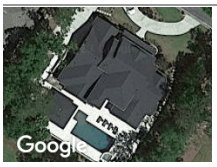
Closed: 7

	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: 2/28/2023, MLS Listing 354193: 1/6/2023* *MLS ID: 354193*								
9018 Winged Foot Dr	Single Family	3/4	3,111	21,780	1991	2/28/2023	$585,000	$188

Traditional one-story brick home in prestigious Golden Eagle! Over 3000 sqft on a half-acre lot. This 3 bedroom 3.5 bathroom home offers a split bedroom floorplan and each bedroom has a private bath. Upon entering, the foyer opens to the formal dining room and a living room/home office, both with tray ceilings. Spacious family room offers wood fireplace and leads to kitchen with granite counters, stainless appliances, island with gas cooktop, and breakfast nook with built-in desk. Features include crown molding, engineered wood flooring and tile in main living areas, large laundry room, 2 water heaters, lawn irrigation, detached 2-car garage and circular driveway. French doors open to the back patio that overlooks fenced backyard. Paddle boat at dock also stays with home. This golf course community home includes all luxuries needed for a recreational and relaxing lifestyle.

Courtesy of HILL SPOONER & ELLIOTT INC

2 Closed • *Sold Date: 12/22/2022, Public Record* *MLS ID: –*								
9580 Deer Valley Dr	Single Family	5/6	5,750	23,522	2016	12/22/2022	$1,700,000	$274



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Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.

3 **Closed** *Sold Date: 12/20/2022, MLS Listing 349460: 8/1/2022* *MLS ID: 349460*

2507 Double Eagle Ct	Single Family	4/4	4,922	41,382	2002	12/20/2022	$900,000	$183

CONTIGENT ON FINANCING AND INSPECTIONS. This home is perfect for entertaining inside or out, as it has an outdoor kitchen and private backyard overlooking the 1st green of the Golden Eagle golf course. The home rests in the cul de sac and has a WOW factor upon entering. There are so many magnificent features to list in this elegant home - you must see it! The home has an open floor plan with the living room, kitchen, and dining room all flowing together. The kitchen is a chef's dream with stainless steel Viking appliances, granite countertops, and a breakfast bar. The living room has a beautiful fireplace and plenty of space for entertaining. The Family Room, Sitting Room, and the Master Bedroom all have French doors that lead out to the patio and backyard. The master bedroom is an oasis with a private bathroom that includes a whirlpool tub, a walk-in shower, and dual vanities. There are also two walk-in closets with plenty of space for storage. The other three bedrooms are spacious and have ample closet space and one that has total privacy. This home is truly one of a kind! Schedule your showing!

Courtesy of KELLER WILLIAMS TOWN & COUNTRY

4 **Closed** *Sold Date: 1/6/2023, MLS Listing 352495: 10/28/2022* *MLS ID: 352495*

9055 Eagles Ridge Dr	Single Family	3/2	1,882	11,325	1994	1/6/2023	$383,000	$204

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!

Courtesy of ARMOR REALTY, INC

5 **Closed** *Sold Date: 12/19/2022, MLS Listing 352700: 11/4/2022* *MLS ID: 352700*

1656 Eagles Watch Way	Single Family	3/2	2,216	9,147	2003	12/19/2022	$420,000	$190

This highly sought after Eagles Ridge home invites you in with its high ceilings and its convenient spilt floor plan. As you enter the foyer you see the spacious living room/dining room area that's right off the kitchen, in which has newer appliances. The back patio allows for great football watching and summer/fall cookouts. This home is overall great for entertaining! The master is on it's separate area of the home and the master bathroom has been remodeled. Come see this home is a must see!

Courtesy of HILL SPOONER & ELLIOTT INC

6 **Closed** *Sold Date: 12/9/2022, MLS Listing 350312: 9/7/2022* *MLS ID: 350312*

2968 Saint Stevens Dr	Single Family	4/3	3,230	23,086	1995	12/9/2022	$620,000	$192

Elegant & Stately Golden Eagle home situated on a calm cul-de-sac and corner lot with mature landscaping. High ceilings upon entry which continue into the inviting open family room enhanced by abundant natural daylight. Sophisticated dark granite countertops in kitchen, stainless appliances, attractive flooring, updated designer paint, formal dining area, & study w/ custom built-ins(potential 5th bedroom). Spacious 1st floor primary bedroom suite including a large walk in closet equipped with new stylish shelves. Wide staircase leads to the 2nd floor mezzanine walkway giving access to 3 comfortable bedrooms, full bathroom, and a large 27x12 bonus room. Screened rear porch overlooks private backyard surrounded by a new privacy fence with multiple gate access(including double gate).

Courtesy of HILL SPOONER & ELLIOTT INC

7 **Closed** *Sold Date: 1/20/2023, MLS Listing 349971: 8/15/2022* *MLS ID: 349971*

8836 Winged Foot Dr	Single Family	4/4	4,120	24,393	1995	1/20/2023	$779,000	$189

Gorgeous and well-maintained 4 bedroom 3.5 bath golf course frontage pool home in desirable Golden Eagle! This home offers so much in living spaces and style. Three separate large living room for family needs, a large master suite with huge walk-in closet, gorgeous windows with tons of natural light as you overlook your swimming pool, and the sixth hole of Golden Eagle golf course. Other features include: REAL hardwood floors refinished 2022, industrial kitchen appliances, chilled wine room, brand new roof 2022, re-surfaced pool deck 2022, new fans and fixtures 2022, custom kitchen cabinet drawers & storage, and so much more! Truly a gorgeous home in this upscale gated community. The perfect home for raising a family and having plenty of space to entertain. Please schedule a showing today!

Courtesy of HILL SPOONER & ELLIOTT INC

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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.

RPR® REALTORS PROPERTY RESOURCE

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

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