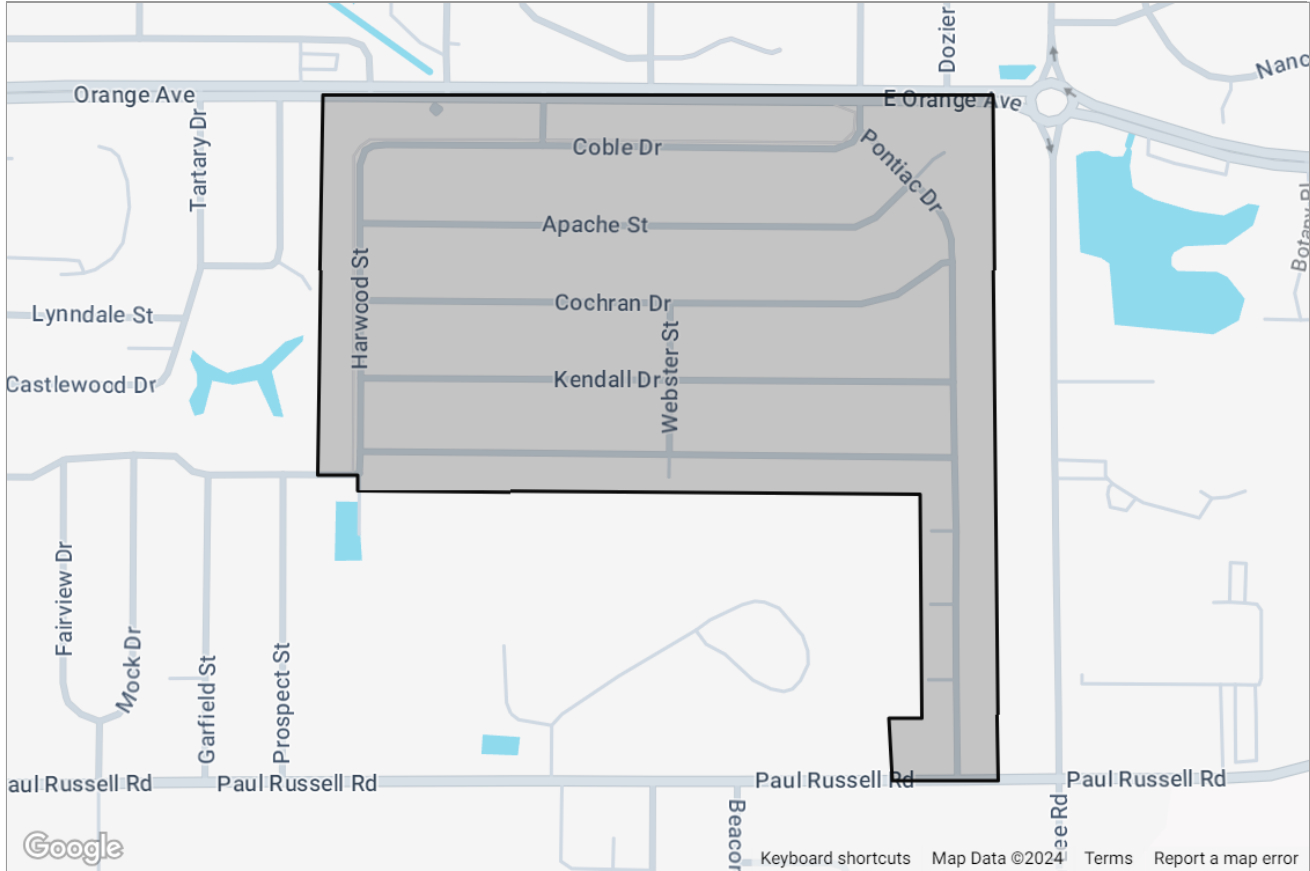


MARKET ACTIVITY REPORT

Apalachee Ridge Estates in Tallahassee, FL



Presented by

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Apalachee Ridge Estates in Tallahassee, FL

Market Snapshot: Estimated Home Values

Median Est. Home Value \$180K Updated: 9/30/2024	Change Over Last Month  0.52%	Change Over Last 3 Months  0.75%	Change Over Last 12 Months  5.43%	Change Over Last 24 Months  26.96%
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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.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$180K Updated: 9/30/2024	Change Over Last 12 Months  5.43%	Change Over Last 24 Months  26.96%	Change Over Last 36 Months  26.94%
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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.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 0 Updated: 10/11/2024	# of Pre-Foreclosures 0	# of Foreclosures 0	# of Foreclosed 0
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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 10/11/2024.

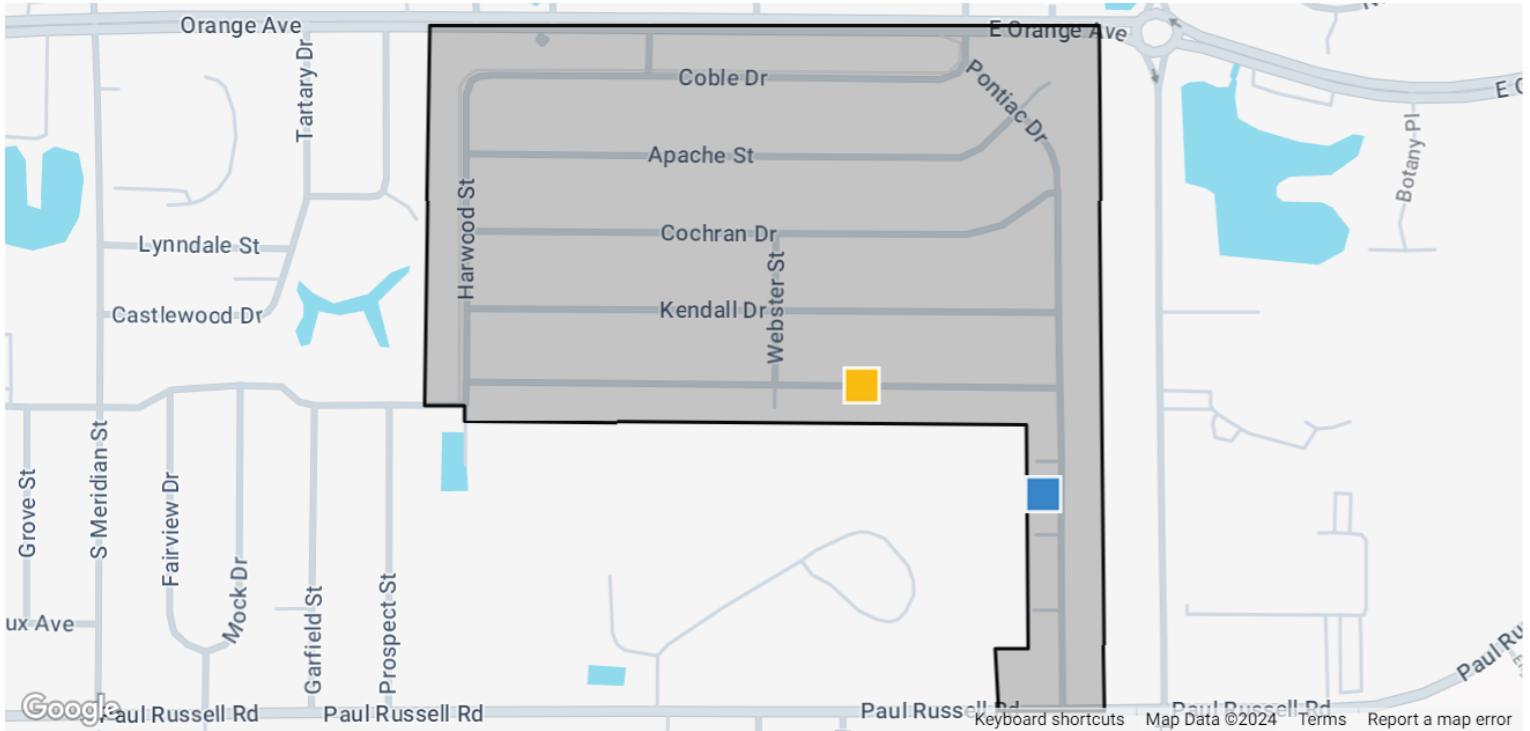
Market Snapshot: Sales Price

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

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:** Apalachee Ridge Estates 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	\$1,850
Median Price / Value	\$90,925
High Price / Value	\$180,000
Average Price / Sq. Ft.	\$76
Median Price / Sq. Ft.	\$76
Average Days in RPR	109
Median Days in RPR	109
Total Volume	\$181,850

Apalachee Ridge Estates in Tallahassee, FL



Closed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 1 1 Closed *Leased Date: 9/3/2024, MLS Listing 375903: 8/12/2024 MLS ID: 375903 913 Millard St Single Family 3/2 1,392 sq ft — 1975 9/3/2024 \$1,850 mo. \$1 Beautifully updated home close to Jack McLean Park!! Home has many new additions including a new water heater, HVAC, Stainless Steel appliances and granite countertops! Ceiling fans are in every bedroom and the roof was installed in 2023. Schedule a tour today!! NO PETS. <i>Courtesy of TLH REALTY INC.</i>								
 2 2 Closed *Sold Date: 8/7/2024, MLS Listing 367794: 1/24/2024 MLS ID: 367794 1010 Montgomery Dr Single Family 3/2 1,200 sq ft 11,761 1982 8/7/2024 \$180,000 \$150 *BOM Buyers Financing Fell Through** This unique three story home is back on the market and ready for you. Located on a private street just minutes away from downtown Tallahassee. A wrap around porch with a large sunny front yard. Upon entrance, you are greeted by a fire place, and a bright spacious floor plan connecting the dining room, kitchen, and hallway leading upstairs. Attention to detail is present in the kitchen with new cabinets, new countertop, and brand-name appliances. Upstairs you'll find two bedrooms, one full bathroom, with the third bedroom on the third floor. Amazing opportunity to buy a home with little to none out of pocket. This home qualifies for 100% financing. <i>Courtesy of BLUE LEGACY REAL ESTATE GROUP</i>								

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>

