

March 2025

32744, Lake Helen, FL

Sold Summary

	Mar 2025	Mar 2024	% Change
Sold Dollar Volume	\$1,683,000	\$745,000	125.91%
Avg Sold Price	\$561,000	\$372,500	50.60%
Median Sold Price	\$600,000	\$372,500	61.07%
Units Sold	3	2	50.00%
Avg Days on Market	5	182	-97.25%
Avg List Price for Solds	\$661,000	\$382,500	72.81%
Avg SP to OLP Ratio	88.7%	90.8%	-2.32%
Ratio of Avg SP to Avg OLP	84.9%	86.1%	-1.46%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$561,000	\$372,500	50.60%
Attached Units Sold	0	0	%
Detached Units Sold	3	2	50.00%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Mar 2025	Mar 2024	% Change
Active Listings	14	11	27.27%
New Listings	5	2	150.00%
New Under Contracts	4	5	-20.00%
New Pending	5	5	0.00%
All Pending	4	6	-33.33%

Financing (Sold)

Assumption	0
Cash	1
Conventional	0
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	1
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

	2 or Less BR		3 BR		4 or More BR		All		Active Listings	
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	SFH/Villa	Cnd/Coop/TH
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	1	0
\$200K to \$249,999	0	0	0	0	0	0	0	0	0	0
\$250K to \$299,999	0	0	0	0	0	0	0	0	1	0
\$300K to \$399,999	0	0	1	0	0	0	0	1	2	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	4	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	3	0
\$600K to \$799,999	0	0	2	0	0	0	0	2	3	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	0	0	0	3	14	0
Avg Sold Price	\$0	\$0	\$561,000	\$0	\$0	\$0	\$0	\$561,000		
Prev Year - Avg Sold Price	\$215,000	\$0	\$0	\$0	\$530,000	\$0	\$0	\$372,500		
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.60%		
Prev Year - # of Solds	1	0	0	0	1	0	0	2		

Active Detail