

August 2025

32744, Lake Helen, FL

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$1,575,000	\$719,900	118.78%
Avg Sold Price	\$525,000	\$359,950	45.85%
Median Sold Price	\$555,000	\$359,950	54.19%
Units Sold	3	2	50.00%
Avg Days on Market	24	2	1,100.00%
Avg List Price for Solds	\$553,333	\$369,450	49.77%
Avg SP to OLP Ratio	90.5%	96.6%	-6.33%
Ratio of Avg SP to Avg OLP	90.0%	97.4%	-7.62%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$525,000	\$459,900	14.16%
Attached Units Sold	0	0	%
Detached Units Sold	3	1	200.00%

- 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

	Aug 2025	Aug 2024	% Change
Active Listings	17	17	0.00%
New Listings	5	5	0.00%
New Under Contracts	4	3	33.33%
New Pending	4	3	33.33%
All Pending	6	5	20.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	2
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	2
21 to 30	0
31 to 60	1
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	1	0
\$250K to \$299,999	0	0	0	0	0	0	0	0	1	0
\$300K to \$399,999	1	0	0	0	0	0	0	1	1	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	3	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	4	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	4	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	1	0	2	0	0	0	0	3	17	0
Avg Sold Price	\$320,000	\$0	\$627,500	\$0	\$0	\$0	\$0	\$525,000		
Prev Year - Avg Sold Price	\$0	\$0	\$459,900	\$0	\$0	\$0	\$0	\$359,950		
Avg Sold % Change	0.00%	0.00%	36.44%	0.00%	0.00%	0.00%	0.00%	45.85%		
Prev Year - # of Solds	0	0	1	0	0	0	0	2		

Active Detail