

October 2025
32744, Lake Helen, FL

Sold Summary

	Oct 2025	Oct 2024	% Change
Sold Dollar Volume	\$2,311,000	\$2,122,900	8.86%
Avg Sold Price	\$385,167	\$424,580	-9.28%
Median Sold Price	\$282,500	\$390,000	-27.56%
Units Sold	6	5	20.00%
Avg Days on Market	28	84	-66.67%
Avg List Price for Solds	\$399,283	\$433,320	-7.85%
Avg SP to OLP Ratio	94.0%	91.7%	2.49%
Ratio of Avg SP to Avg OLP	94.0%	90.1%	4.31%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$385,167	\$424,580	-9.28%
Attached Units Sold	0	0	%
Detached Units Sold	6	5	20.00%

- 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

	Oct 2025	Oct 2024	% Change
Active Listings	20	15	33.33%
New Listings	7	1	600.00%
New Under Contracts	3	2	50.00%
New Pending	3	5	-40.00%
All Pending	2	2	0.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	1
FHA	2
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	2
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	2
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	1	0	0	0	0	0	0	1	1	0
\$200K to \$249,999	2	0	0	0	0	0	0	2	1	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	1	0
\$400K to \$499,999	1	0	0	0	0	0	0	1	2	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	7	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	6	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	4	0	1	0	1	0	0	6	20	0
Avg Sold Price	\$272,750	\$0	\$320,000	\$0	\$900,000	\$0	\$0	\$385,167		
Prev Year - Avg Sold Price	\$0	\$0	\$383,000	\$0	\$452,300	\$0	\$0	\$424,580		
Avg Sold % Change	0.00%	0.00%	-16.45%	0.00%	98.98%	0.00%	0.00%	-9.28%		
Prev Year - # of Solds	0	0	2	0	3	0	0	5		

Active Detail

Active Listings	
SFH/Villa	Cnd/Coop/TH
0	0
0	0
0	0
0	0
1	0
1	0
1	0
0	0
2	0
7	0
6	0
0	0
1	0
1	0
20	0