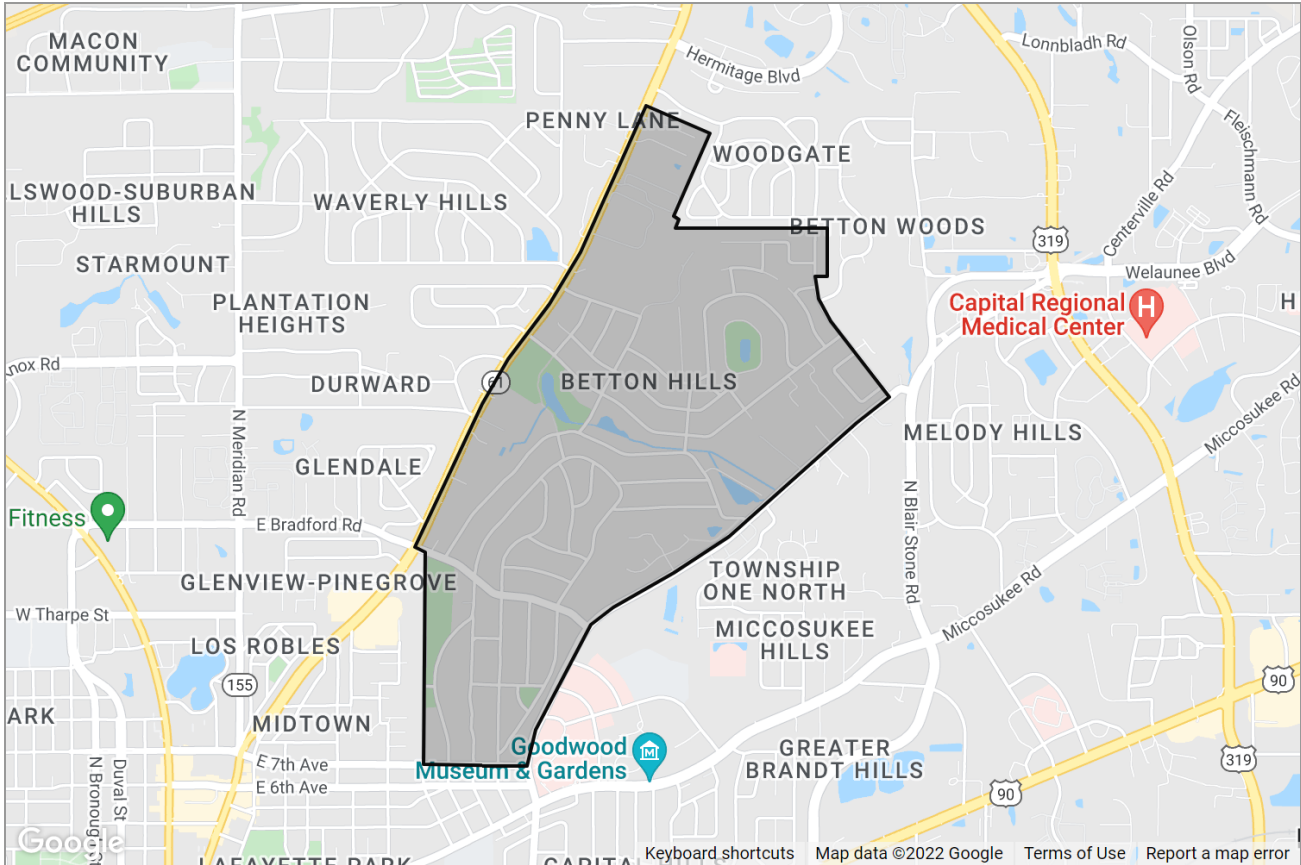




MARKET ACTIVITY REPORT

Betton Hills in Tallahassee, FL



Presented by
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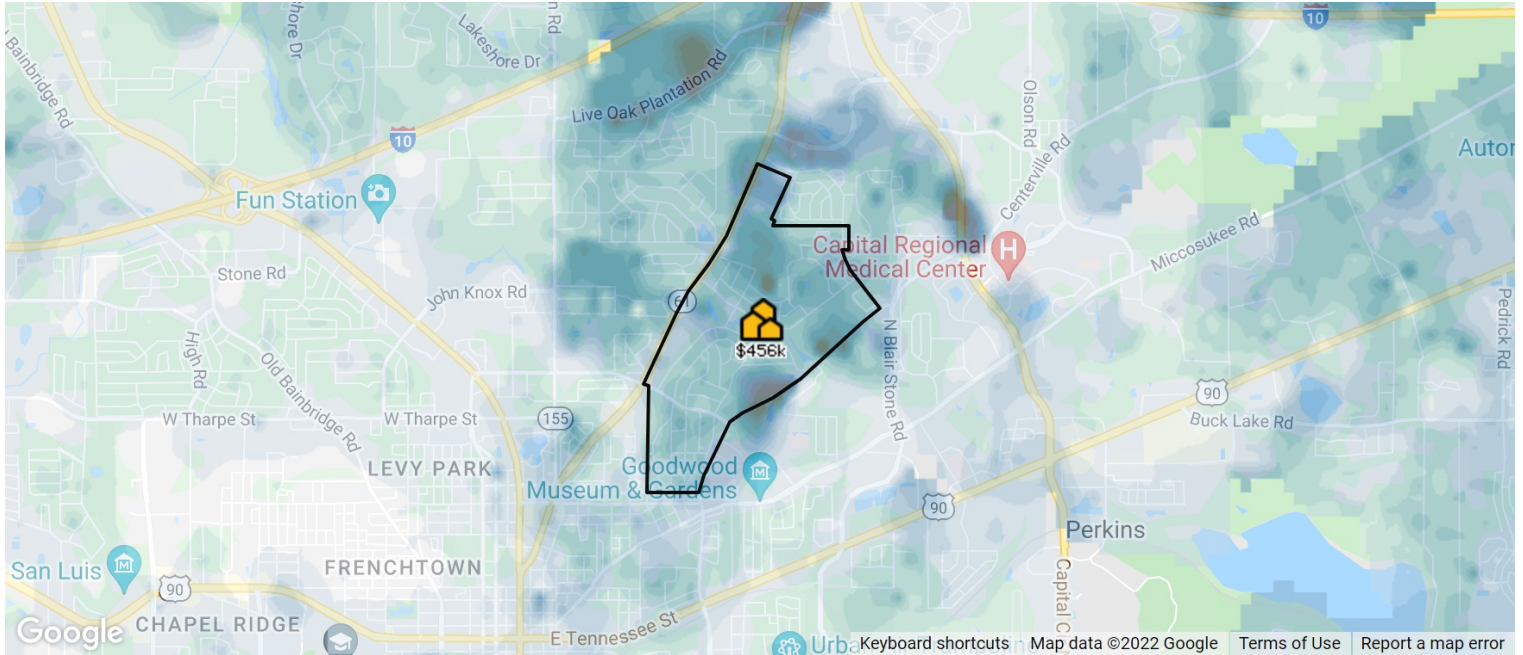
Main: abbe@LivingInTallahassee.com
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Betton Hills in Tallahassee, FL

Market Snapshot: Estimated Home Values



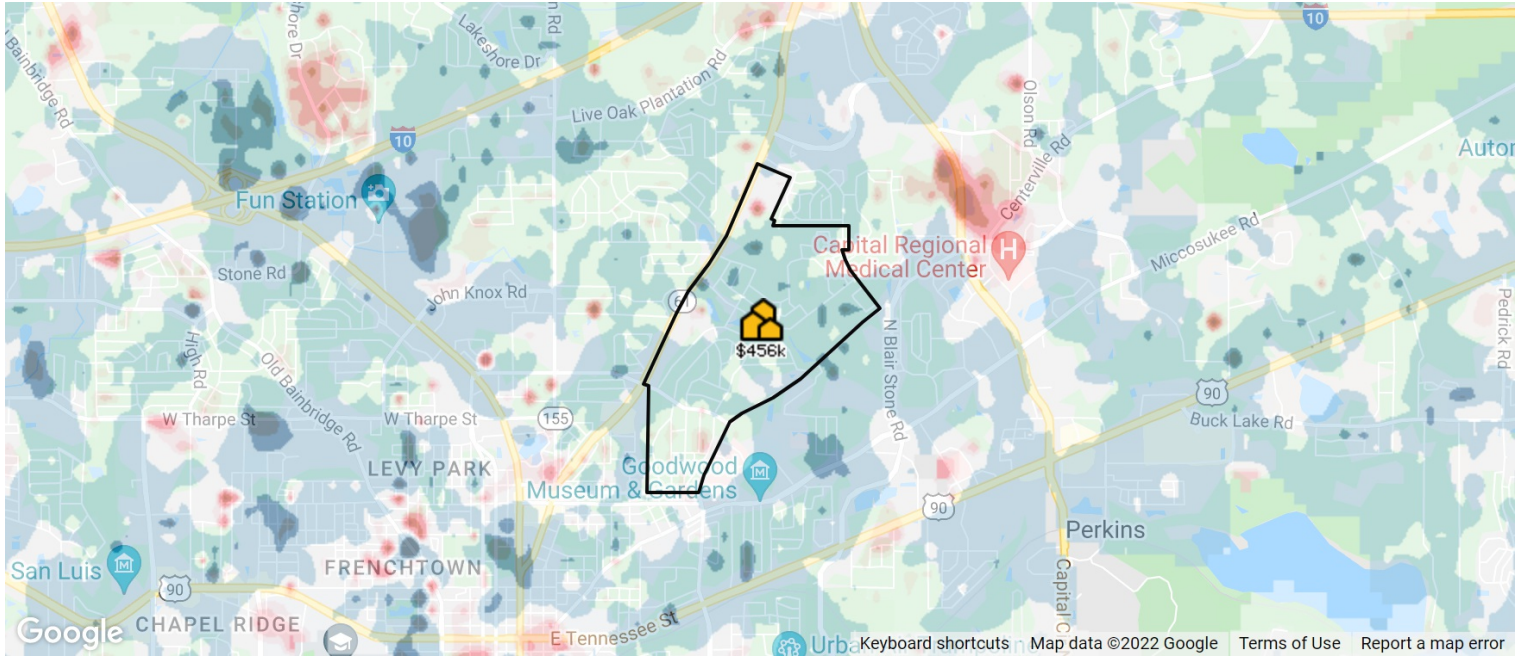
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$456K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.39%</p>	<p>Change Over Last 3 Months</p> <p>↑ 2.95%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.35%</p>	<p>Change Over Last 24 Months</p> <p>↑ 16.12%</p>
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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.

Betton Hills in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

Median Est. Home Value

\$456K

Updated: 1/31/2022

Change Over Last 12 Months

↑ **10.35%**

Change Over Last 24 Months

↑ **16.12%**

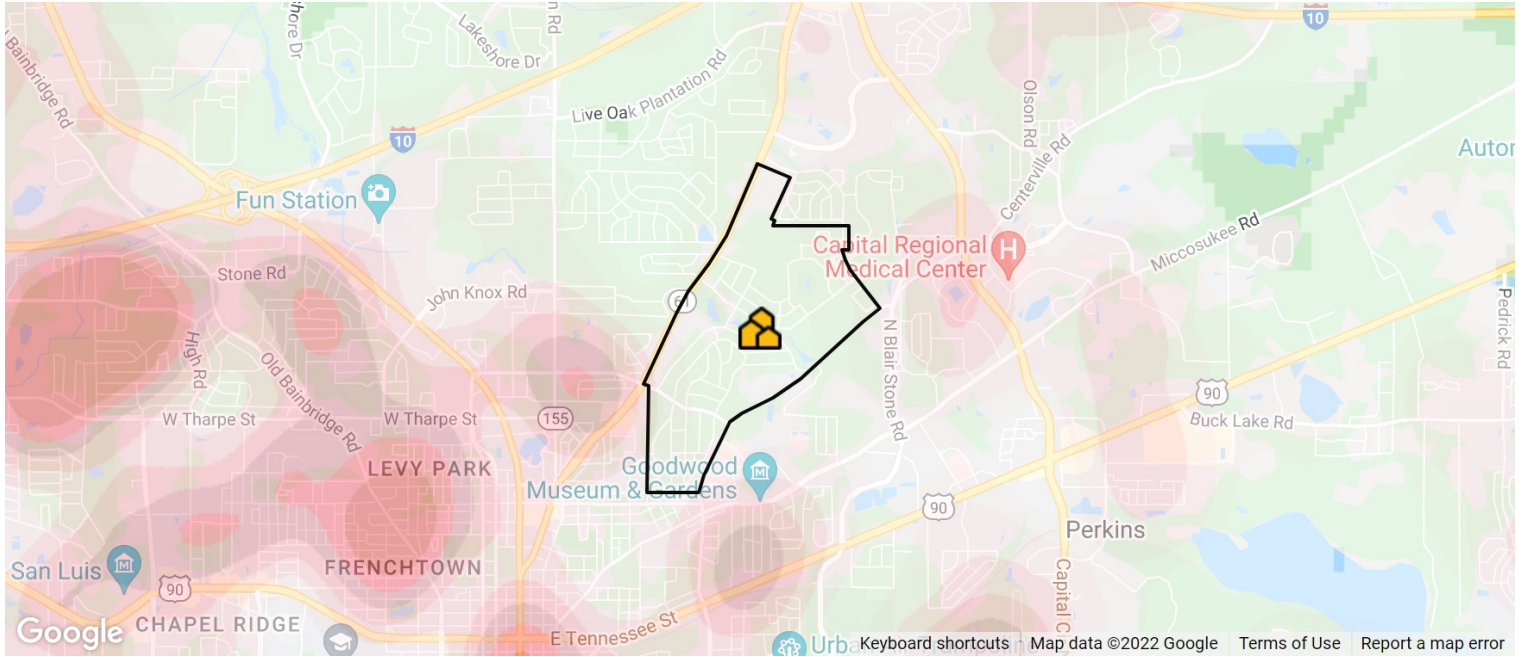
Change Over Last 36 Months

↑ **21.21%**

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.

Betton Hills in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



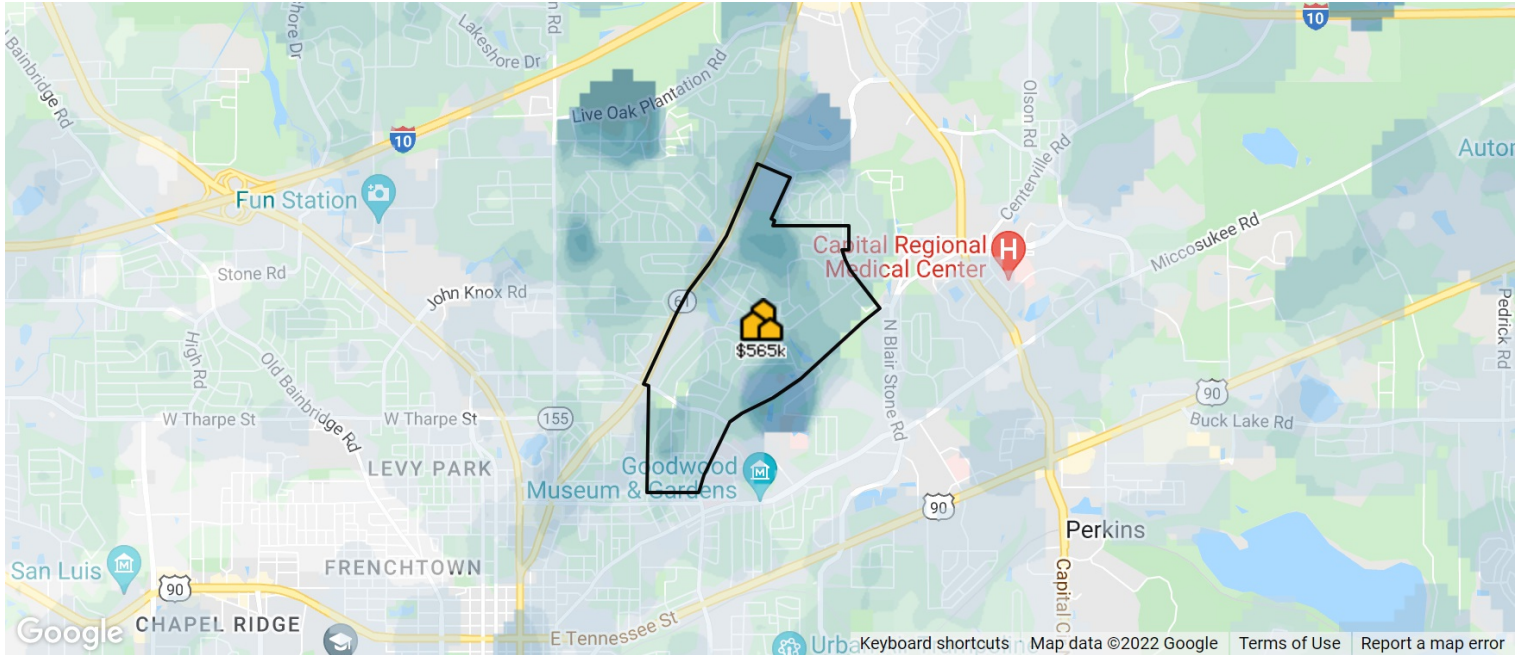
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">3</p> <p>Updated: 2/26/2022</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">1</p>	<p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">1</p>	<p># of Foreclosed</p> <p style="font-size: 2em; text-align: center;">1</p>
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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 2/26/2022.

Betton Hills in Tallahassee, 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; updated Quarterly.

Median Sales Price
\$565K
Updated: 1/31/2022

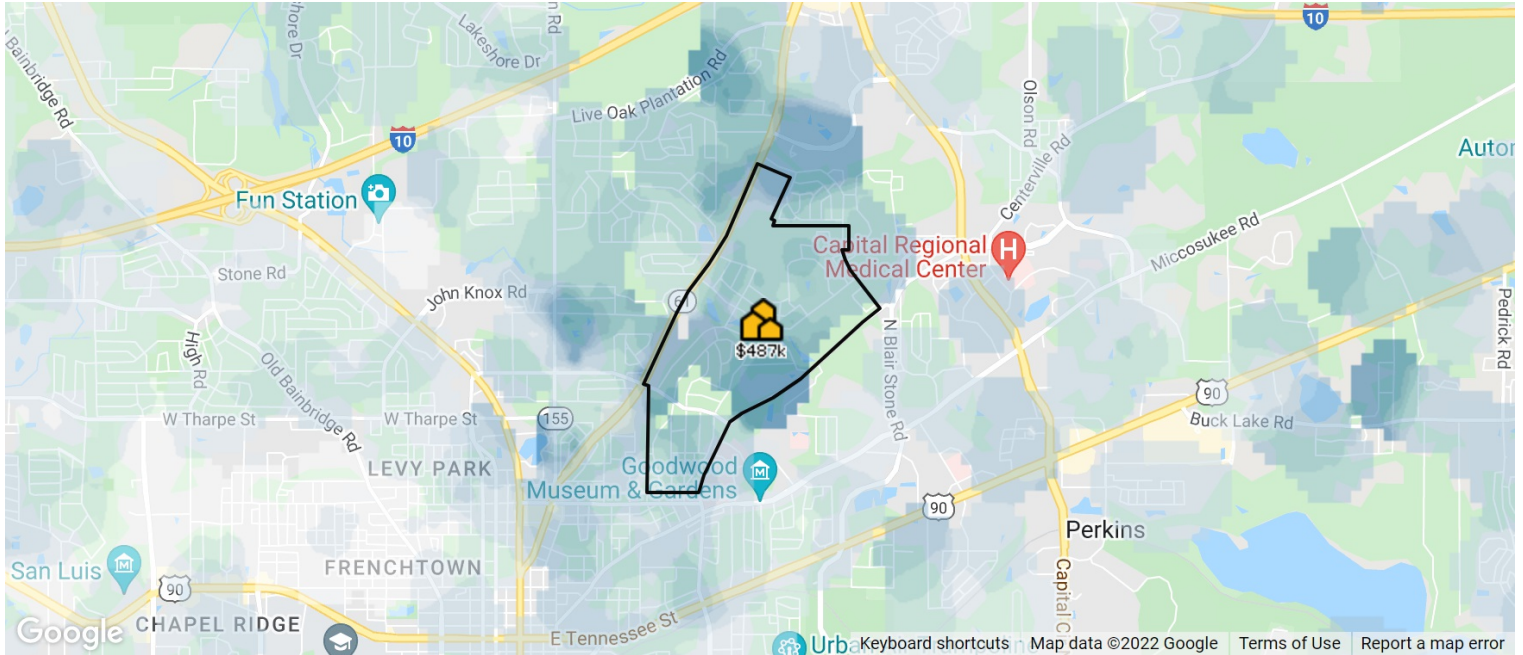
Change Over
Last 3 Months
↑ 13%

Change Over
Last 12 Months
↑ 25.86%

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

Betton Hills in Tallahassee, FL

Market Snapshot: List Price

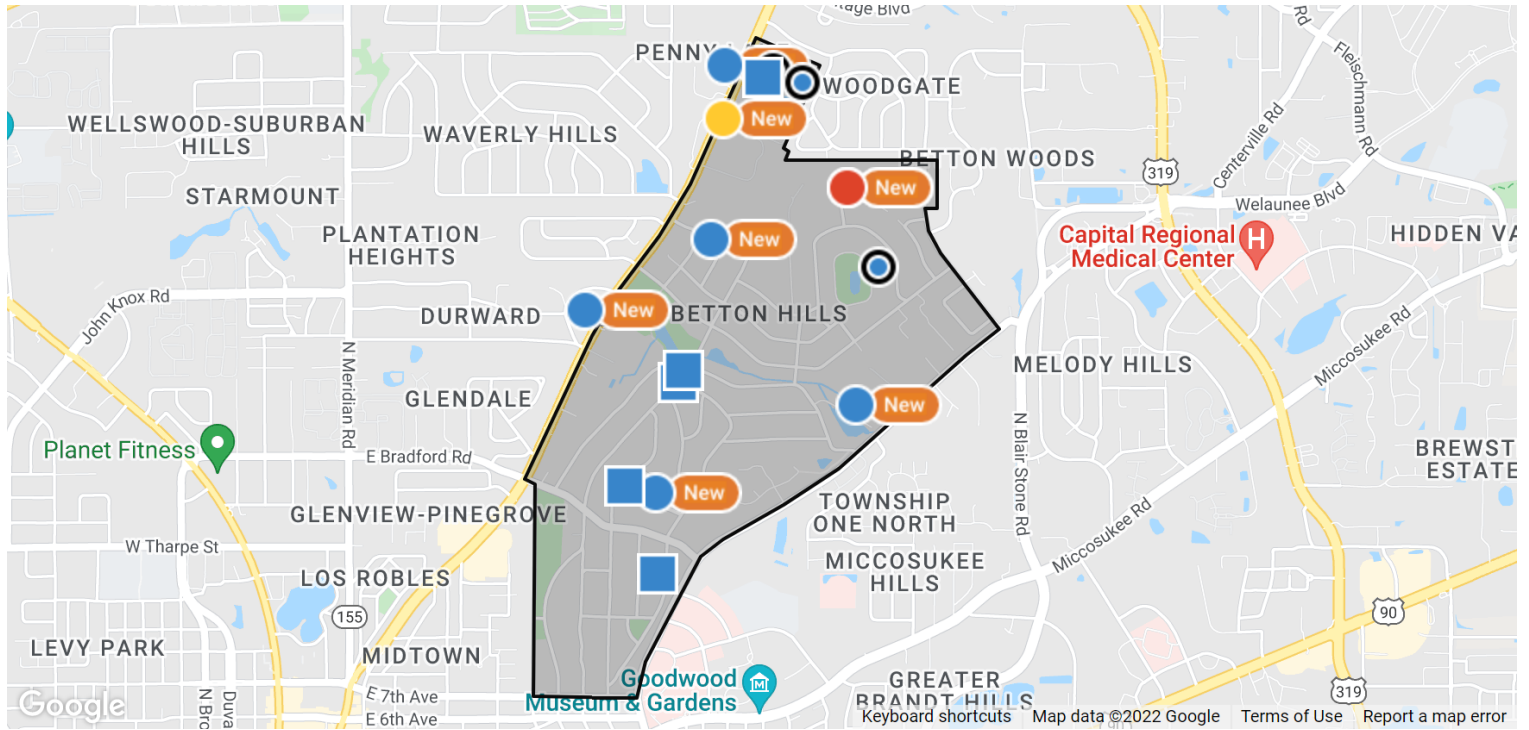


<\$100k
\$100k - \$500k
\$500k - \$1m
\$1m - \$2m
\$2m - \$5m
>\$5m





<p>Median List Price</p> <p>\$487K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 3 Months</p> <p>↑ 1.57%</p>	<p>Change Over Last 12 Months</p> <p>↑ 21.86%</p>	<p>Change Over Last 24 Months</p> <p>↑ 11.42%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

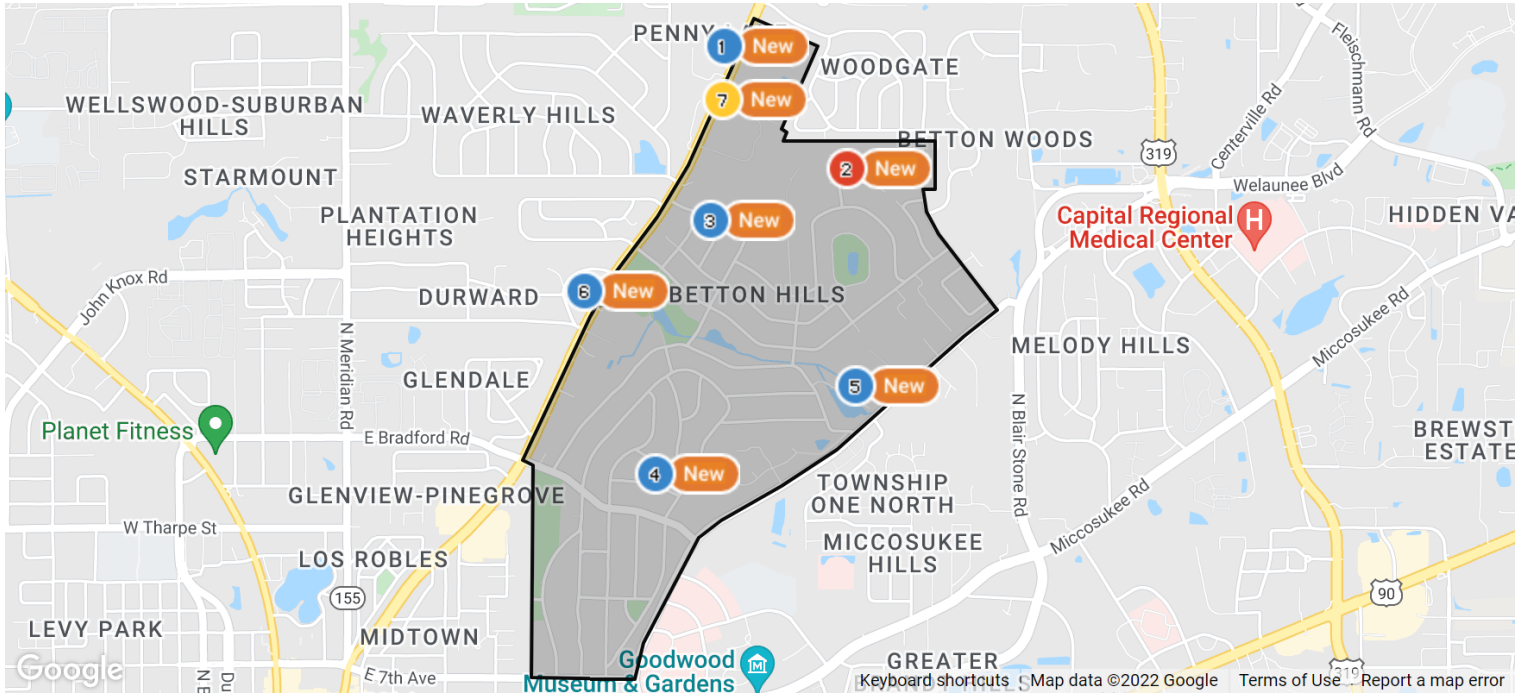
Market Activity Summary Stats






Search Criteria | **Location:** Betton Hills 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

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	7	3	5	1
Low Price / Value	\$3,300	\$499,900	\$370,000	\$395,000
Median Price / Value	\$1,000,050	\$879,900	\$542,000	\$395,000
High Price / Value	\$1,350,000	\$979,900	\$839,900	\$395,000
Average Price / Sq. Ft.	\$217	\$221	\$211	\$159
Median Price / Sq. Ft.	\$264	\$222	\$209	\$159
Average Days in RPR	22	34	45	12
Median Days in RPR	16	36	44	12
Total Volume	\$5,753,350	\$2,359,700	\$2,746,900	\$395,000





Betton Hills in Tallahassee, FL

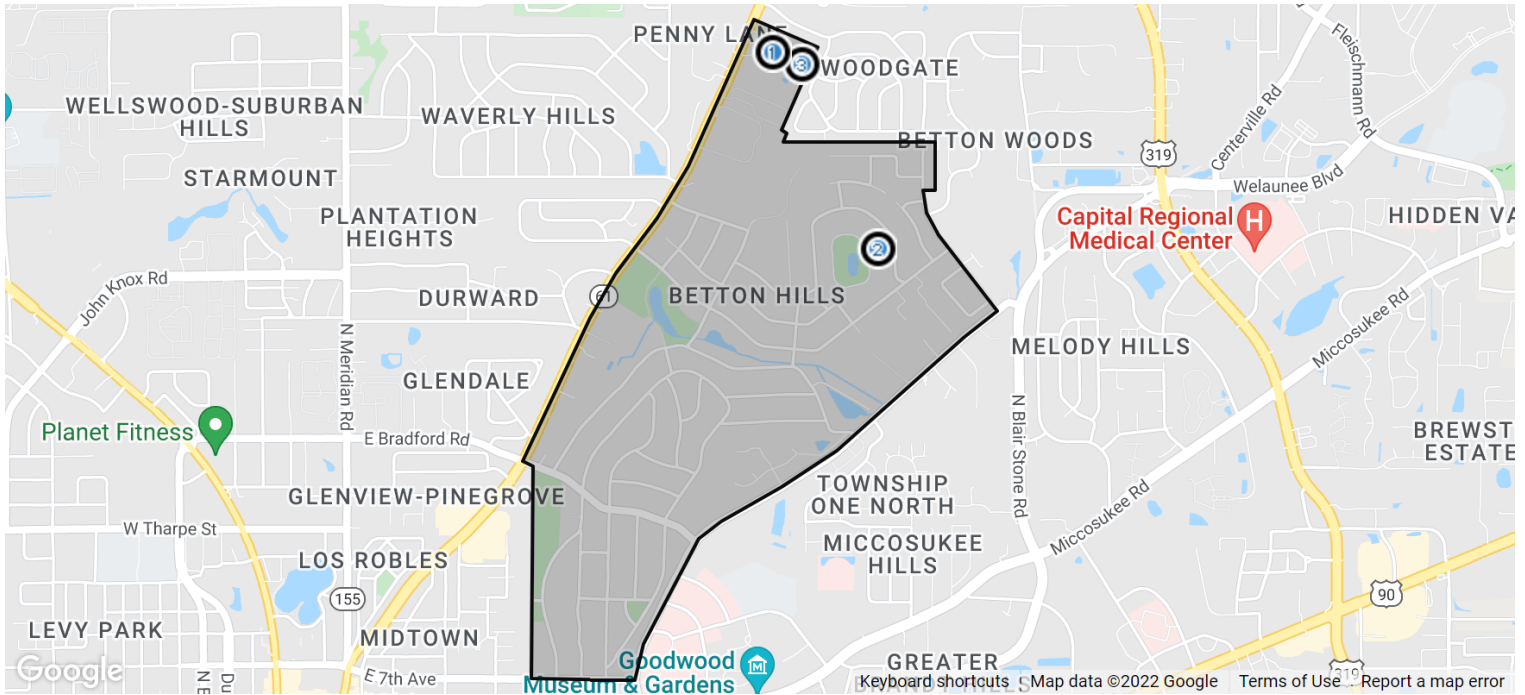


New Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active <i>MLS ID: 342650</i> 1306 Preakness Pt</p> <p>PRIME LOCATION! Enter through the custom doors and immediately your eyes focus on the private oasis beyond the sliding glass doors that open to your screened pool. This home offers beautiful millwork, great attention to detail, hardwood floors, stainless steel appliances, including a viking gas stove, granite counter tops, and a 3 car garage that's heated and cooled, a summer kitchen, an office with built ins, surround sound, and tons of privacy! This open floor plan speaks "relax and wind down, or have a fantastic party". The pool area adds so much room for entertaining! Stroll next door to Tallahassee Nurseries. With this location, you're so close to restaurants, shopping, downtown, Universities, hospitals. Sounds perfect? It is!</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	4/3	3,038	13,939	2006	2/25/2022	\$1,000,050	\$329
 <p>2 Active <i>MLS ID: 342227</i> 2605 Vence Dr</p> <p>Just hitting the market, property for sale at 2605 Vence Drive, Tallahassee, FL, USA. Quiet neighborhood with beautiful landscaping. Home has 4 beds, 3 baths with pool.</p> <p><i>Listing Courtesy of BEYCOME OF FLORIDA LLC</i></p>	Single Family	4/3	2,484	21,780	1974	2/14/2022	\$395,000	\$159
 <p>3 Active <i>MLS ID: 341388</i> 2700 Cline St</p> <p>Don't miss this unique opportunity to live this prime location of Betton Hills. Southern charmer estate home situated on 1 acre gated front to backyard with an electric opener for the driveway. Timeless architecture will be evident with the natural oak flooring, beautiful millwork, grand foyer, and staircase. 5 bedrooms 5.5 baths plus an office, workout room and basement with tons of storage and a climate-controlled wine cellar. This home offers multiple gathering areas. The kitchen has been updated and has high-end stainless appliance. The 5th bedroom is an in-law suite on the 1st floor and can have a separate entrance. The master suite, also located on the 1st level, has a huge walk-in closet with additional washer/dryer, spacious bathroom and a fireplace. The entertaining space extends outdoors with a lagoon style pool, gazebo, mature landscaping for privacy and a greenhouse.</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	5/6	5,069	44,866	1971	1/24/2022	\$1,350,000	\$266

New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>4 ● Active <i>MLS ID: 341984</i> 1319 Lemond St</p> <p>Look no more - this is IT! Beautifully maintained, all brick, classic home on quiet street in desirable Betton Hills, move in ready! Huge family/gathering room convenient to eat-in kitchen and dining room. Gleaming Hardwood floors, all new windows & treatments, 2 fireplaces (1 gas & 1 wood burning), gorgeous deck in private, fenced back yard with gardening shed, indoor laundry, 2 yrd old upgraded kitchen appliances, full vapor barrier in crawl, renovated master bath, 2 car garage. Must see this one, it won't last! <i>Listing Courtesy of XCELLENCE REALTY</i></p>	Single Family	3/3	2,165	18,730	1950	2/10/2022	\$415,000	\$192
 <p>5 ● Active <i>MLS ID: 341776</i> 1720 Tarpon Dr</p> <p>In-Town Estate on 5 Acres with Guest House, Pool, Tennis Court & Sand/Beach Volleyball Court. 2-Story, Contemporary Design with Tons of Windows for Lush Views. Minutes to Hospitals, Midtown, and Market Street District. Main House: 4 BR 3 BA 4107 sqft. Guest House: 1 BR 1 BA 806 Sqft. <i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i></p>	Single Family	5/4	4,913	220,849	1974	2/3/2022	\$1,295,000	\$264
 <p>6 ● Active <i>MLS ID: 342158</i> 2215 Thomasville Rd</p> <p>French Tudor-style home built by Mark Trudeau in Parkside Place gated community with impeccable finishes and details! Situated on just under an acre, this 4164 sqft floorplan offers 4 Bedrooms plus Home Office/Den. Appointed with beautiful millwork, soaring ceilings, tall doors, beautiful wide-plank oak wood floors and stone tile flooring, granite countertops, and 3 fireplaces. Formal Dining Room features 24-karat gold-leaf ceiling with wrought-iron chandelier, Living Room with beautiful hand-coffered tray ceiling. Chef's Kitchen with top-of-the-line appliances opens to entertaining Great Room with brick fireplace and hearth. Huge Master Suite with spacious dual closets and amazing spa like bathroom. Lush landscaped yard with golf-course-like planting beds, screened-in back porch, open back deck with summer kitchen, irrigation system. Homesite backs up to McCord City Park with access to park. Home is a must see and has too many features to list! <i>Listing Courtesy of HILL SPOONER & ELLIOTT INC</i></p>	Single Family	4/4	4,164	39,204	2004	2/11/2022	\$1,295,000	\$311
 <p>7 ● Active <i>MLS ID: 340739</i> 1179 Braemore Way</p> <p>A Southern Living Custom Built home in highly desirable location near Midtown, hospitals, shopping, and dining. The Braemore Park community also features a lovely park, private clubhouse, outdoor fire pit, grilling area, and fenced dog park. This unique home is custom crafted featuring tung and groove ceiling details, quartz counters, custom cabinetry, and an abundance of windows. The owner's suite is located on the main living level and offers a luxurious bath with dual vanities and large walk-in shower. Closets in this home are well thought out with custom wood shelving. A 2-car garage and a large laundry room add to the functionality of this well appointed home. The large porch overlooks the park with elegant gas lantern lighting and reclaimed brick design. Come see for yourself! <i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Condo/Townhouse/Apt.	3/3	2,060	-	2018	1/3/2022	\$3,300 mo.	\$2



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.
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1	Pending	MLS ID: 341637							
	1318 Preakness Pt	Single Family	4/5	3,972	10,890	2/4/2022	\$879,900	2/25/2022	\$222

Luxury and Location. You can find both in this custom-built home, meant for gathering with family and friends. In the heart of midtown, you will be minutes to both hospitals, Market Street, and downtown. The sought after neighborhood of Preakness Point is walking distance to Tallahassee Nurseries and is truly maintenance-free living. The HOA fee includes lawn care, pine straw 4 times per year, weed control, and a beautifully lit and maintained entrance. Your journey through the custom front door begins with a two-story foyer. Turn to the left and see the light and airy formal living room where two columns lead you to the family room with wet bar and french doors leading to the screened in patio. Continue on to the informal dining area and past the built in desk. Don't forget to take a peak at the wine room for the oenophile at heart. The kitchen design was presided over an owner who loves to cook, so there are thoughtful touches and amazing cabinet features throughout. All Viking Professional appliances and a Miele dishwasher will make you look like a pro. The walk in pantry is perfect for storing your platters and serving pieces. Though the swinging door, you find the formal dining room. There is also a mud room, laundry room, and half bath. The fenced-in yard is ready for your gathering with a deck and a lit path leading to a built-in fire pit. Travel up the stairs to the spacious master suite with his and her closets, and a large bath featuring separate sinks and a whirlpool tub. There is a second bedroom with an en suite bath, and two more bedrooms sharing a Jack and Jill bath. The bonus room features a full bath and a bar with fridge and icemaker. There is attention to detail at every turn- with crown molding, granite counters in every bath (even the laundry room), in-ceiling speakers, security system, landscape lighting, and irrigation system. And for when bad weather strikes, a backup generator ensures you won't be in the dark or the HEAT...Ever!

Listing Courtesy of SVN/SOUTHLAND CO



2	Pending	MLS ID: 341348							
	2521 Harriman Cir	Single Family	5/3	2,812	19,166	1/21/2022	\$499,900	2/8/2022	\$178

Gorgeous Betton Hill beauty on desirable Harriman Circle. New exterior paint and a brand new roof! Grand wall of windows in the living/dining area overlooks the serene park/pond. Beautifully refinished wood floors and fresh paint throughout. Ceiling beams accent the vaulted ceilings in the living room while the huge stone fireplace is the focal point for the family room. You'll love the remodeled bathrooms, updated kitchen, large bedrooms, and plentiful storage closets throughout. Spacious deck extends the living space into the private backyard. 5 bedrooms, or 4 plus an office. Oversized 2 car garage with cabinet storage. Good-sized laundry area is conveniently located by the garage entrance and 3rd bathroom. HVAC 2019. Generac whole house generator.

Listing Courtesy of THE NAUMANN GROUP REAL ESTATE

Pending: 3 (cont.)

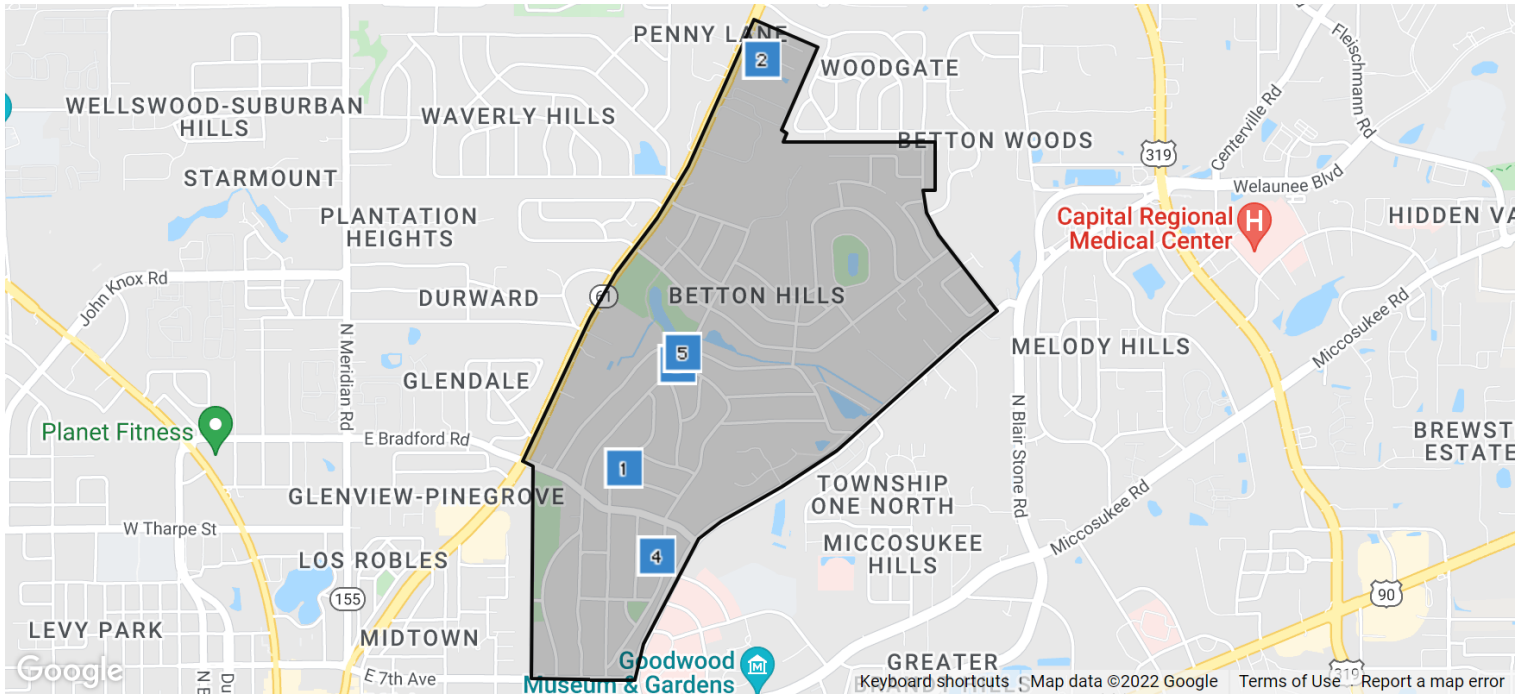


3  Pending *MLS ID: 341037*



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	3/4	3,725	12,196	1/14/2022	\$979,900	2/9/2022	\$263

Original all 4 sides brick Bob Dean Custom Home Design built in 2007 located in the heart of midtown. Walking distance to Tallahassee Nurseries, Dorothy B Oven Park & an easy visit to Trader Joes or Whole Foods. Only a 7 min drive to TMH & 9 min drive to CRMC. High end appliances include: Sub Zero 48" Pro Refrigerator & Freezer, Wolf 8" Dual Fuel Range, NEW dishwasher, 2 tankless water heaters. The custom Heart Pine Entry Door welcomes all guests through the 10+ foot ceiling foyer & throughout the house are coffered and tray ceilings. Open floor plan with Cambria Quartz & Granite counter tops & a direct vent gas fireplace warms the great room. Exterior landscape lighting and irrigation system with 50 year Grand Slate Architectural Shingles makes this cul-de-sac home stand out. Lots of attic storage and custom cabinetry throughout with an additional study/music or craft/library dedicated room. Additional room for a wine cellar or dedicated office off the kitchen & the Master has an oversized closet with a dedicated master sitting room/perfect nursery. MUST SEE this custom home to make it yours TODAY! ***All dimensions are to be verified by buyer.***




Listing Courtesy of EKK REALTY GROUP

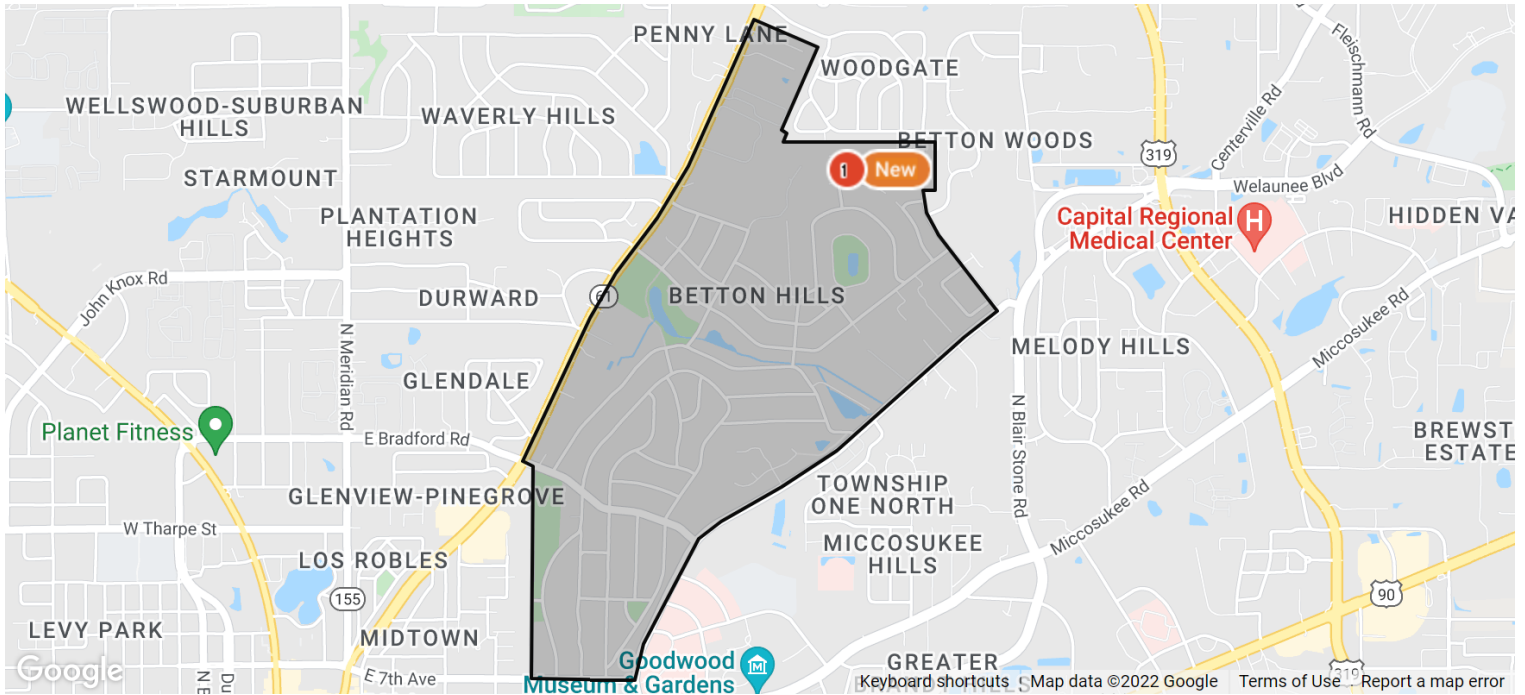


Closed: 5


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>1 Closed <i>MLS ID: 340936</i></p> <p>2011 Lee Ave</p> <p>Charming pool-home cottage in the heart of desirable Betton Hills, Tallahassee's most beautiful neighborhood. Fantastic for entertaining, resort-style living. Don't miss this home - it won't be on the market long! 2-3 bedrooms, 3 full baths. Large master bedroom with en suite; large guest bedroom; and large, beautiful family room (3rd bedroom) with vaulted ceiling and sliding glass doors on two sides for wondrous view of pool and lushly landscaped yard (accessed through small bar area for entertaining). Home includes large living room with working fireplace, dining room with breakfast area, and large, attractive kitchen. Extras abound: 10,000 gal. heated in-ground gunite pool (2017) with paver patio; new shingle roof (2019); Pella windows (2017), whole-house Generac generator, AC (2013-14); freshly painted exterior (2020); fully-fenced back yard (2017); utility room; large beautifully landscaped .35 acre lot with spacious yard for entertaining and play. Walk down tree-lined streets to neighborhood parks, Whole Foods, restaurants, and shops. Convenient to TMH, midtown and downtown. Home being sold AS-IS.</p> <p><i>Courtesy of LISTWITHFREEDOM.COM</i></p>	Single Family	3/3	2,196	15,246	1949	2/7/2022	\$542,000	\$247
 <p>2 Closed <i>MLS ID: 339434</i></p> <p>1313 Preakness Pt</p> <p>Nestled in Midtown's Preakness Point community, this elegant residence offers a traditional open concept within walking distance to Tallahassee Nursery and The Hermitage. The turn-key home features elaborate millwork, soaring coffered ceilings, gorgeous hardwoods, a neutral palette and a gorgeous screened outdoor entertaining space with pool, spa and concrete paver pool deck and patio. The chef's kitchen provides a breakfast nook, large island, gas cooktop, stainless appliances and granite countertops. The family room is accented with a coffered ceiling and is centered around a stacked-stone gas fireplace. Formal dining room, flex room (living room or home office) and wet bar. The spacious primary suite and ensuite bath are located downstairs. 2 additional bedrooms are located downstairs and 1 other bedroom is upstairs. Must see!</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>	Single Family	4/4	3,209	12,196	2012	12/29/2021	\$839,900	\$262

Closed: 5 (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	MLS ID: 339787						
1402 N Randolph Cir	Single Family	4/5	4,285	19,166	1975	1/13/2022	\$565,000	\$132
<p>SUNDAY OPEN HOUSE CANCELED... HOME IS UNDER CONTRACT. Great family home in desirable Betton Hills! This 4 bedroom 4.5 bathroom house boasts nearly 4300 ft.² and features multiple living spaces for family gatherings, entertaining with friends, and creating lifelong memories. Spacious gourmet kitchen (with butler pantry) opens up to cozy living space with fireplace. Awesome New Orleans style recreational room is perfect for a kids hang out or entertaining guests. Downstairs atrium room with full bathroom can also be used for a home gym/teenage hangout. The master bedroom and bathroom suite is extremely spacious for comfort, and personal style. This home includes a ton of storage space, built-ins, and massive walk-in closets. With nearly a half acre corner lot...there are three different areas you can play in the yard. Please take the 3-D virtual tour to experience as much of the house as you can online, and then schedule your showing today!</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>								
	4 Closed	MLS ID: 339285						
1556 Spruce Ave	Single Family	3/2	1,796	18,730	1950	1/21/2022	\$370,000	\$206
<p>Classic 3 bedroom 2 bath Betton Hills home with tons of charm! Spacious .43 acre lot offering large private backyard with patio and brick terrace. Home features original 1950's hardwood flooring. Soft natural light throughout! Living area with built-ins opens to dining space. Kitchen offers stainless appliances, gas range, and granite-look counters. Flex room adjacent to kitchen can be used as family room, office or playroom. Primary suite features walk-in closet and updated bathroom with tile shower. Interior laundry room, tankless hot water heater, 1 car garage. Located in the heart of Midtown minutes to the hospital, restaurants, shopping and entertainment!</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>								
	5 Closed	MLS ID: 340858						
2203 Trescott Dr	Single Family	3/3	2,059	16,988	1954	2/10/2022	\$430,000	\$209
<p>Beautiful Betton Hills home! Gleaming hardwood floors, stainless steel appliances, quartz counter tops. Kitchen recently renovated. Wet bar and wood burning fireplace in the sunken living room is perfect for entertaining. The gorgeous backyard has a brick patio great for summer nights with plenty of yard space for the kids to play. Out front enjoy the view and convenience of McCord park and the community garden. Roof was replaced in 2017 and HVAC in 2019. You don't want to miss this beautiful property!</p> <p><i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active <i>MLS ID: 342227</i></p> <p>2605 Vence Dr</p> <p>Just hitting the market, property for sale at 2605 Vence Drive, Tallahassee, FL, USA. Quiet neighborhood with beautiful landscaping. Home has 4 beds, 3 baths with pool.</p> <p><i>Listing Courtesy of BEYCOME OF FLORIDA LLC</i></p>	Single Family	4/3	2,484	21,780	\$395,000	2/14/2022	2/10/2022	Foreclosure

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>

