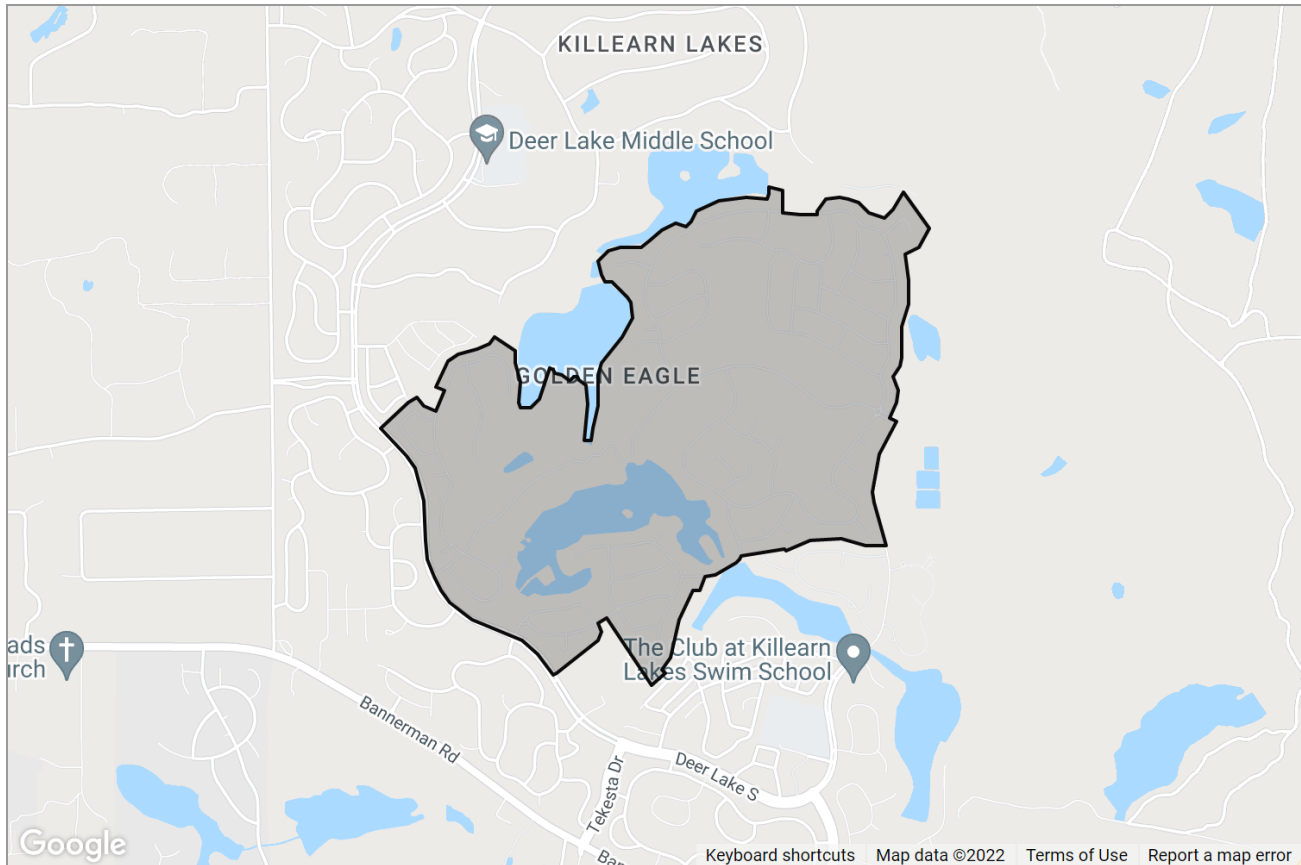




MARKET ACTIVITY REPORT

# Golden Eagle in Leon County, FL



Presented by  
**Abbe Flynn** | Realtor  
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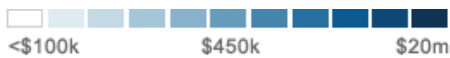
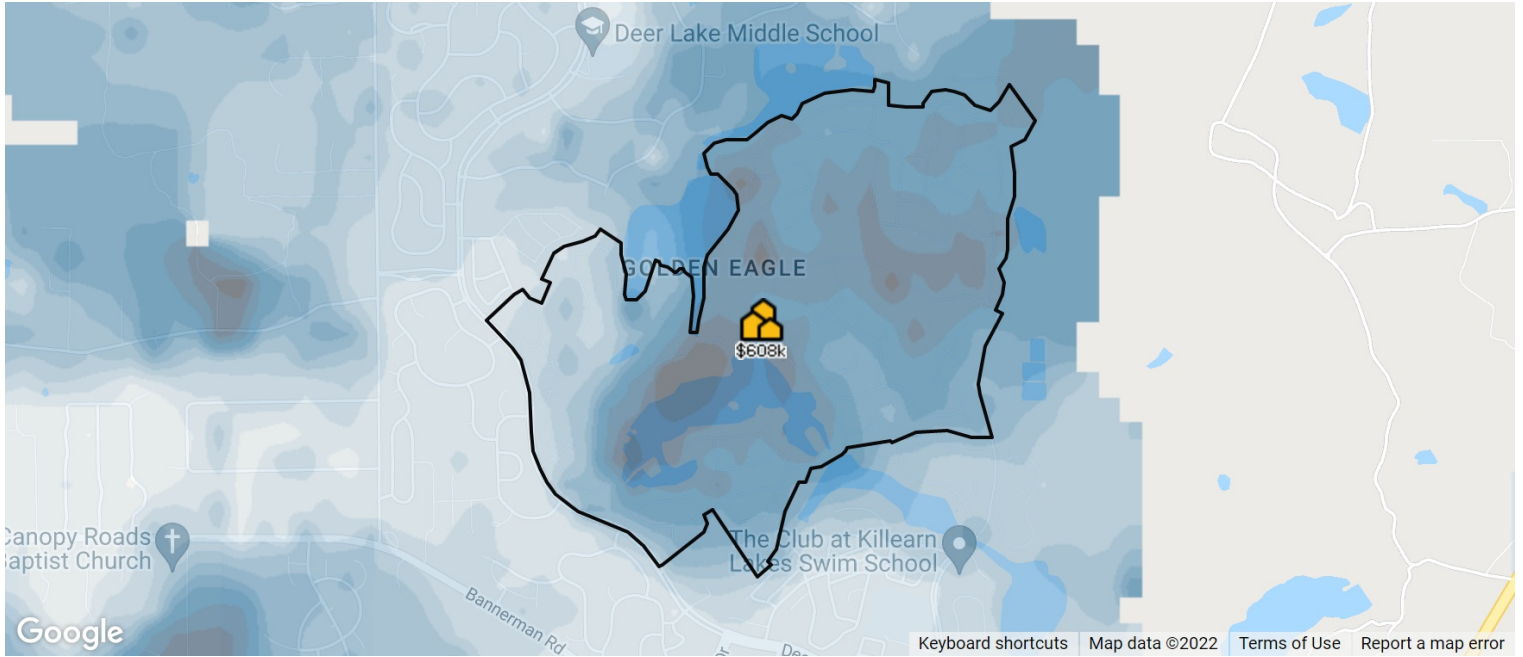
Main: [abbe@LivingInTallahassee.com](mailto:abbe@LivingInTallahassee.com)  
Agent: <https://livingintallahassee.com/>

**Ketcham Realty Group**  
1203 Thomasville Road  
Tallahassee, FL 32303



# Golden Eagle in Leon County, 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.

Median Est. Home Value

**\$608K**

Updated: 1/31/2022

Change Over Last Month

↑ **0.54%**

Change Over Last 3 Months

↑ **0.91%**

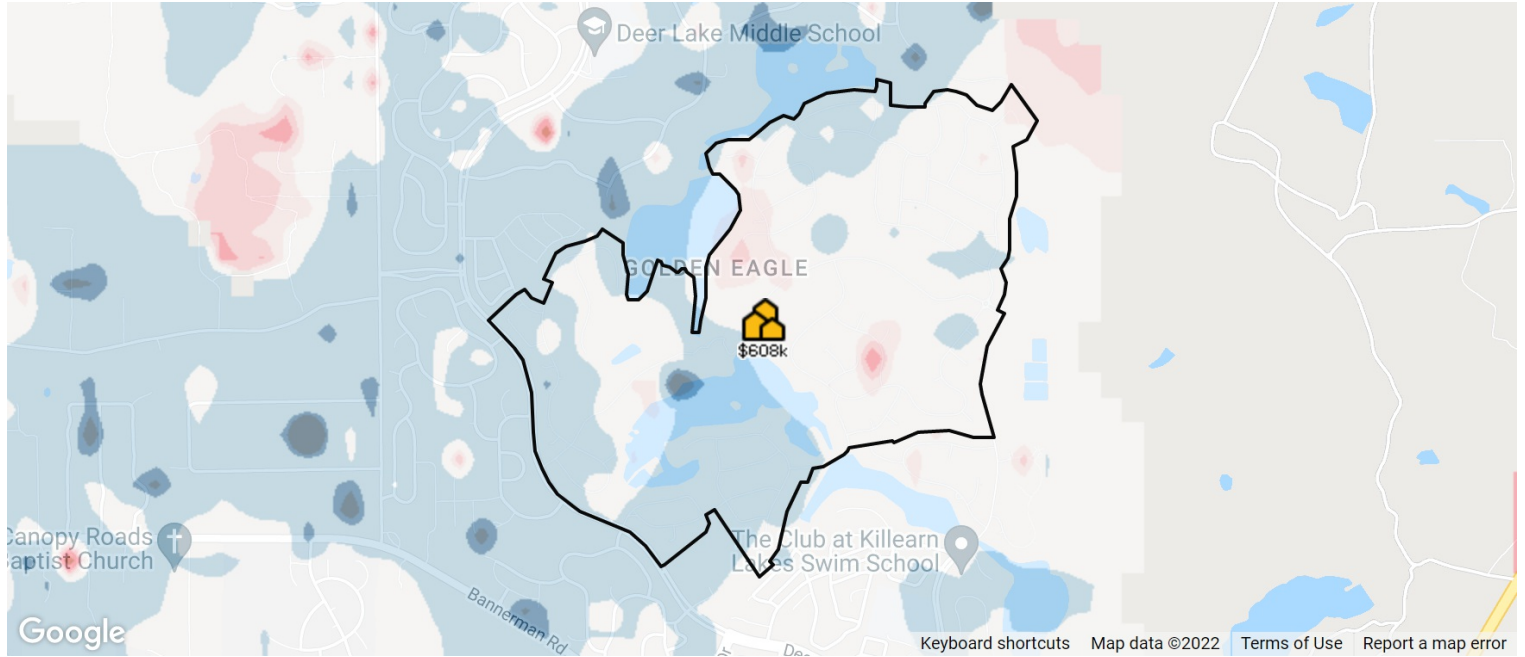
Change Over Last 12 Months

↑ **16.3%**

*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.*

# Golden Eagle in Leon County, FL

## Market Snapshot: 12-Month Change in Estimated Value



-15%      2.5%      +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

**\$608K**

Updated: 1/31/2022

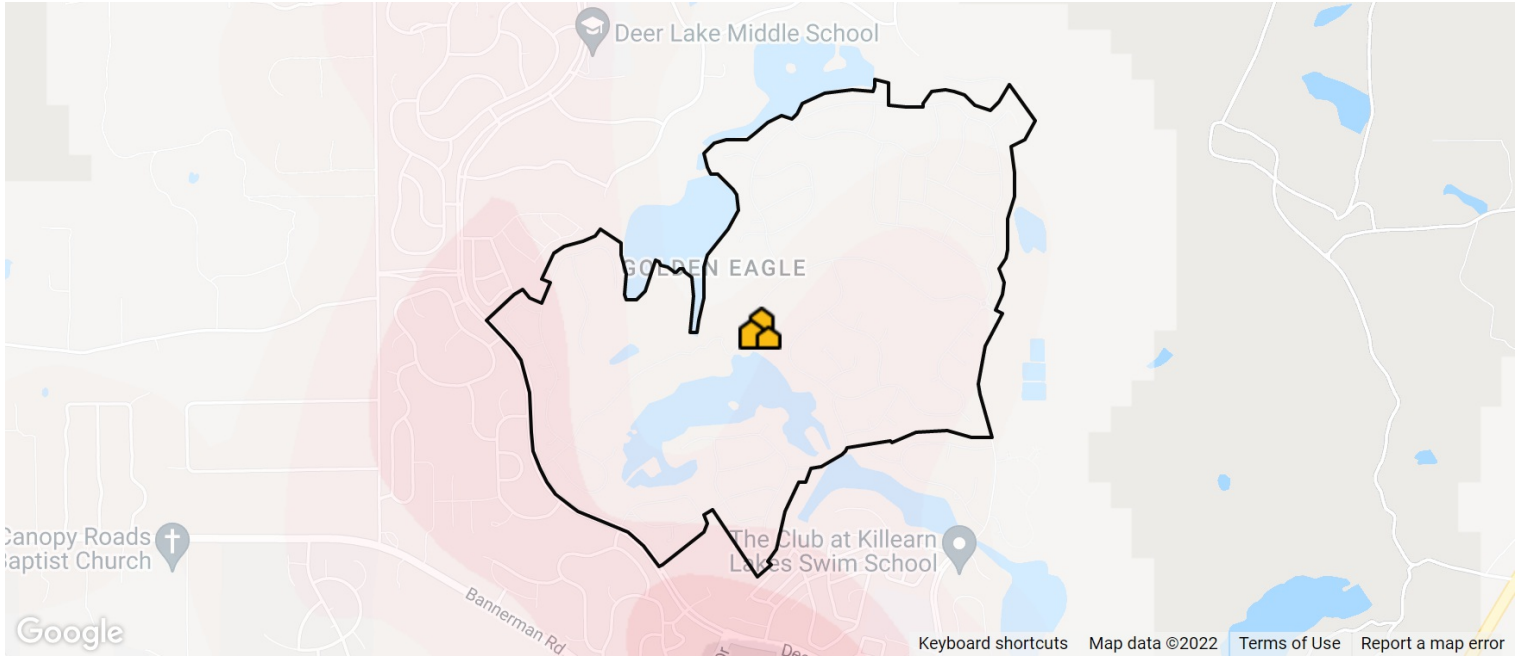
Change Over Last 12 Months

**↑ 16.3%**

*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.*

# Golden Eagle in Leon County, 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><b>Total # of Distressed Properties</b></p> <p><b>3</b></p> <p>Updated: 2/26/2022</p>	<p><b># of Pre-Foreclosures</b></p> <p><b>0</b></p>	<p><b># of Foreclosures</b></p> <p><b>2</b></p>	<p><b># of Foreclosed</b></p> <p><b>1</b></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.

# Golden Eagle in Leon County, FL

## Market Snapshot: Sales Price



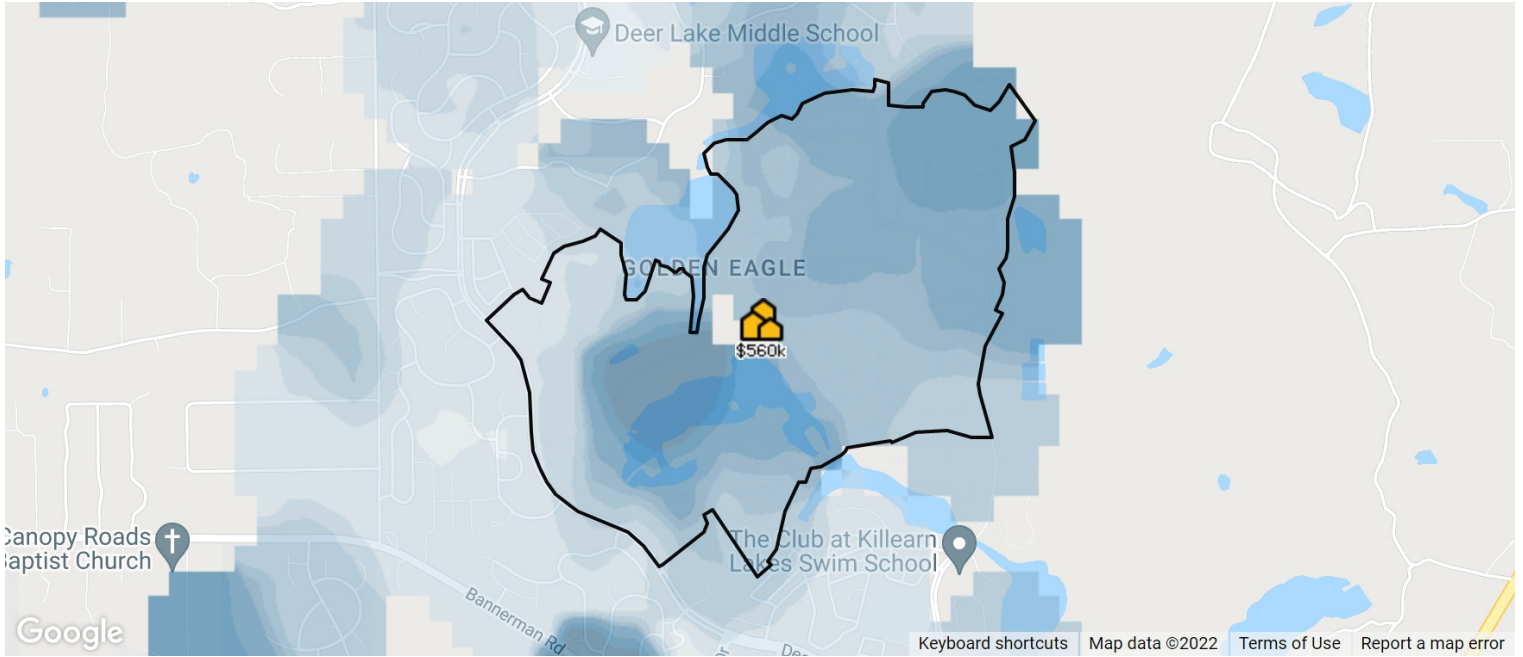
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median Sales Price</b></p> <p><b>\$890K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p> <b>43.55%</b></p>	<p>Change Over Last 3 Months</p> <p> <b>82%</b></p>	<p>Change Over Last 12 Months</p> <p> <b>68.88%</b></p>	<p>Change Over Last 24 Months</p> <p> <b>58.93%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **public records** data.

# Golden Eagle in Leon County, FL

## Market Snapshot: List Price



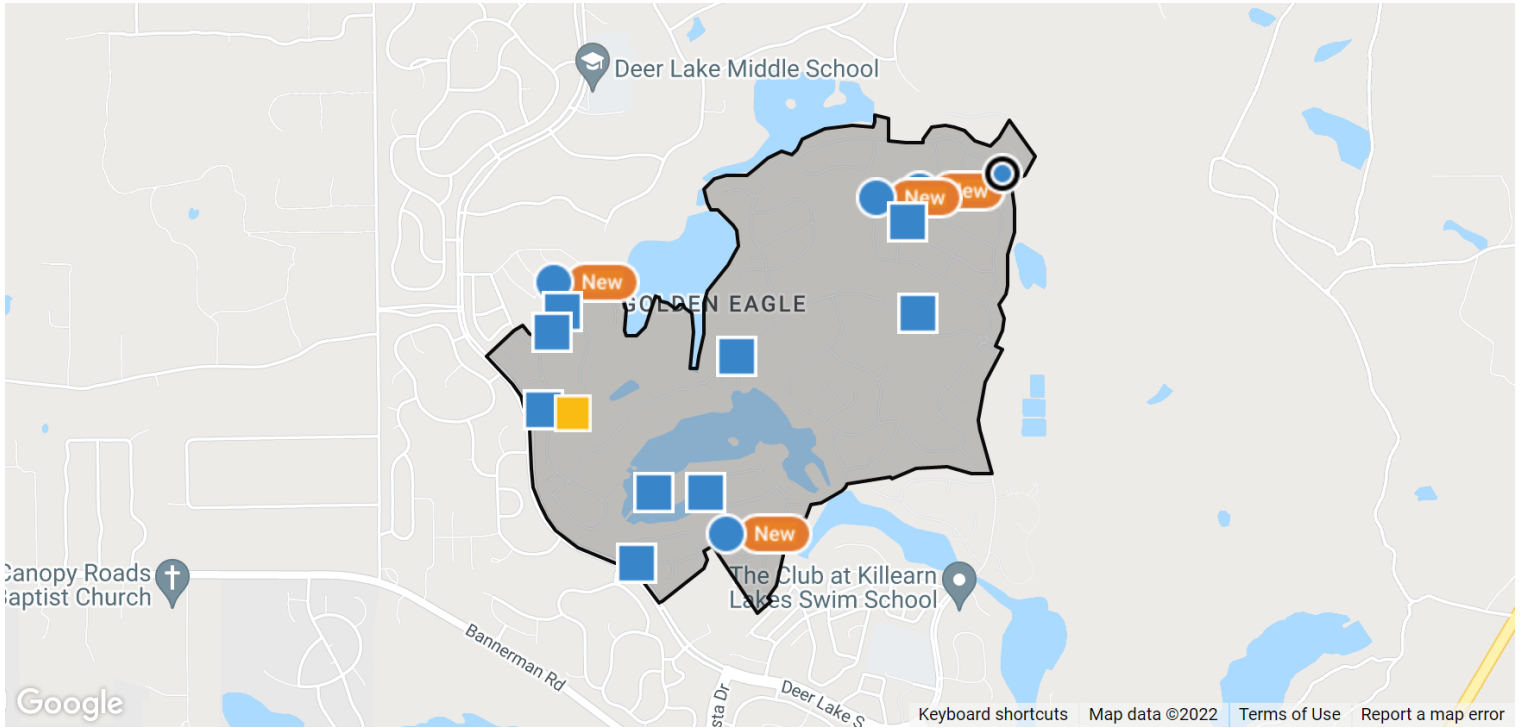
This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Median List Price</b></p> <p><b>\$560K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p><b>↓ 14.18%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 3.23%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 31.76%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↓ 1.74%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.



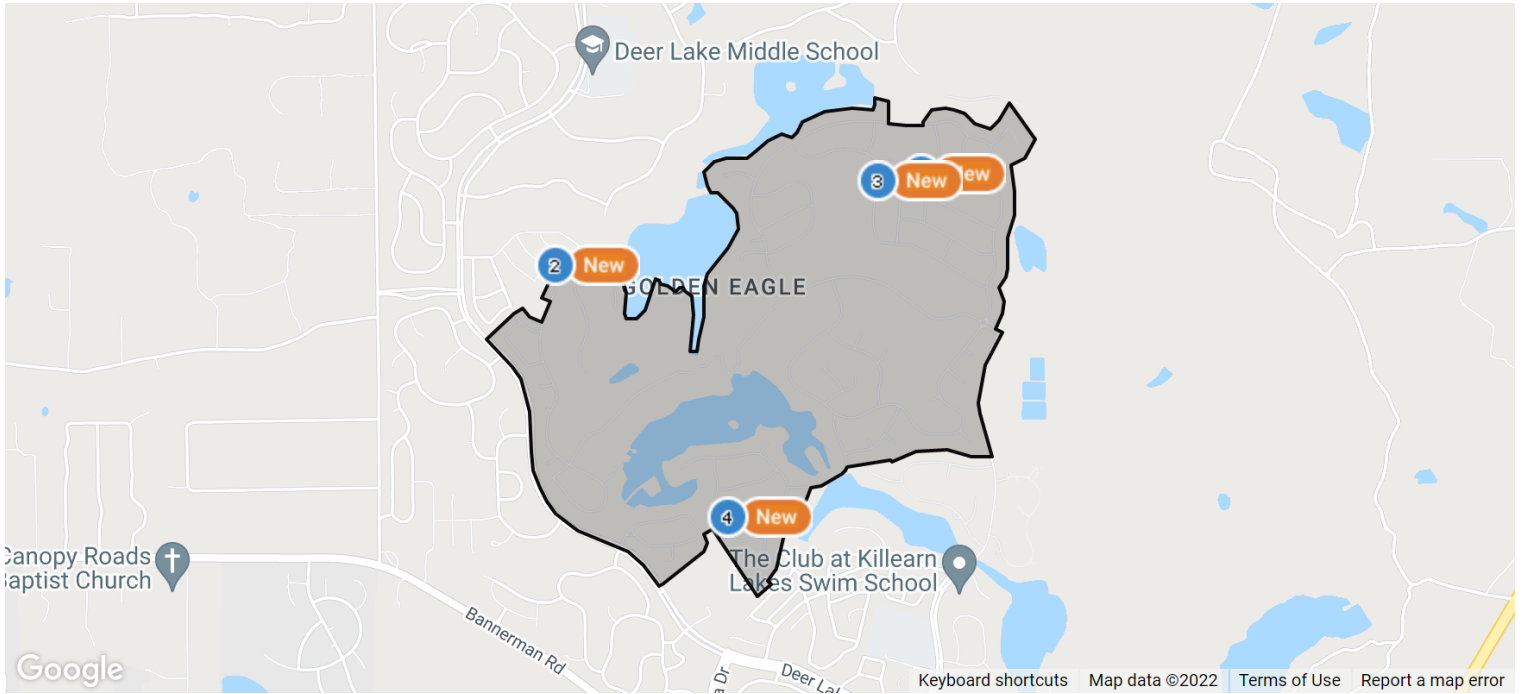
# Market Activity Summary Stats






**Search Criteria** | **Location:** Golden Eagle in Leon County, 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
<b>Number of Properties</b>	4	1	10
<b>Low Price / Value</b>	\$499,000	\$670,000	\$3,000
<b>Median Price / Value</b>	\$699,450	\$670,000	\$595,000
<b>High Price / Value</b>	\$779,000	\$670,000	\$1,250,000
<b>Average Price / Sq. Ft.</b>	\$228	\$228	\$184
<b>Median Price / Sq. Ft.</b>	\$224	\$228	\$194
<b>Average Days in RPR</b>	25	38	52
<b>Median Days in RPR</b>	27	38	54
<b>Total Volume</b>	\$2,676,900	\$670,000	\$6,370,000

# Golden Eagle in Leon County, FL



## New Listings: 4

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	<b>1</b> ● Active <i>MLS ID: 341425</i>	Single Family	4/4	2,864	21,344	2019	1/27/2022	\$699,900	\$244
<p>Newer Construction in Golden Eagle!! Two Story plan has all living space on first level. Large bonus room/bedroom suite &amp; full bath on second story. Open floor plan with huge office/ study space, 2 bedrooms share jack and jill bath. Large kitchen with eating area. Home has plenty or storage space. Expansive deck with custom lighting for outdoor enjoyment. Three car garage has additional space for storage.</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>									
	<b>2</b> ● Active <i>MLS ID: 341555</i>	Single Family	4/3	2,259	4,356	2004	1/28/2022	\$499,000	\$221
<p>Stunning Eagle's Ridge Home! Beautifully appointed residence with too many update to list in gated Golden Eagle The flowing floorplan features vaulted ceilings in the great room, updates to the kitchen with bar seating that opens to the dining room, and an oversized master suite featuring his and hers walk in closets! Enjoy easy entertaining year-round on the back patio. All with close proximity to entertainment, shopping and a fabulous school district - do not miss the opportunity to make this dream home yours!</p> <p><i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i></p>									
	<b>3</b> ● Active <i>MLS ID: 341803</i>	Single Family	4/3	3,425	26,571	2003	2/11/2022	\$779,000	\$227
<p>First time on the market for this former Parade of Homes property on a corner lot in beautiful Golden Eagle. Boasting 12+ foot ceilings throughout living areas, custom moldings, granite countertops in a spacious gourmet kitchen with breakfast bar and island. There is a separate office with French doors, perfect for working at home. Relax by the fire or enjoy entertaining in the bonus room complete with wet bar and perfect for gathering with family and friends. New HVAC: 2019. Buyer to Verify all Measurements.</p> <p><i>Listing Courtesy of EXP REALTY, LLC</i></p>									



## New Listings: 4 (cont.)



4 ● Active *MLS ID: 341737*

**2325 Gates Dr**

Single Family

4/4

3,178

28,749

1999

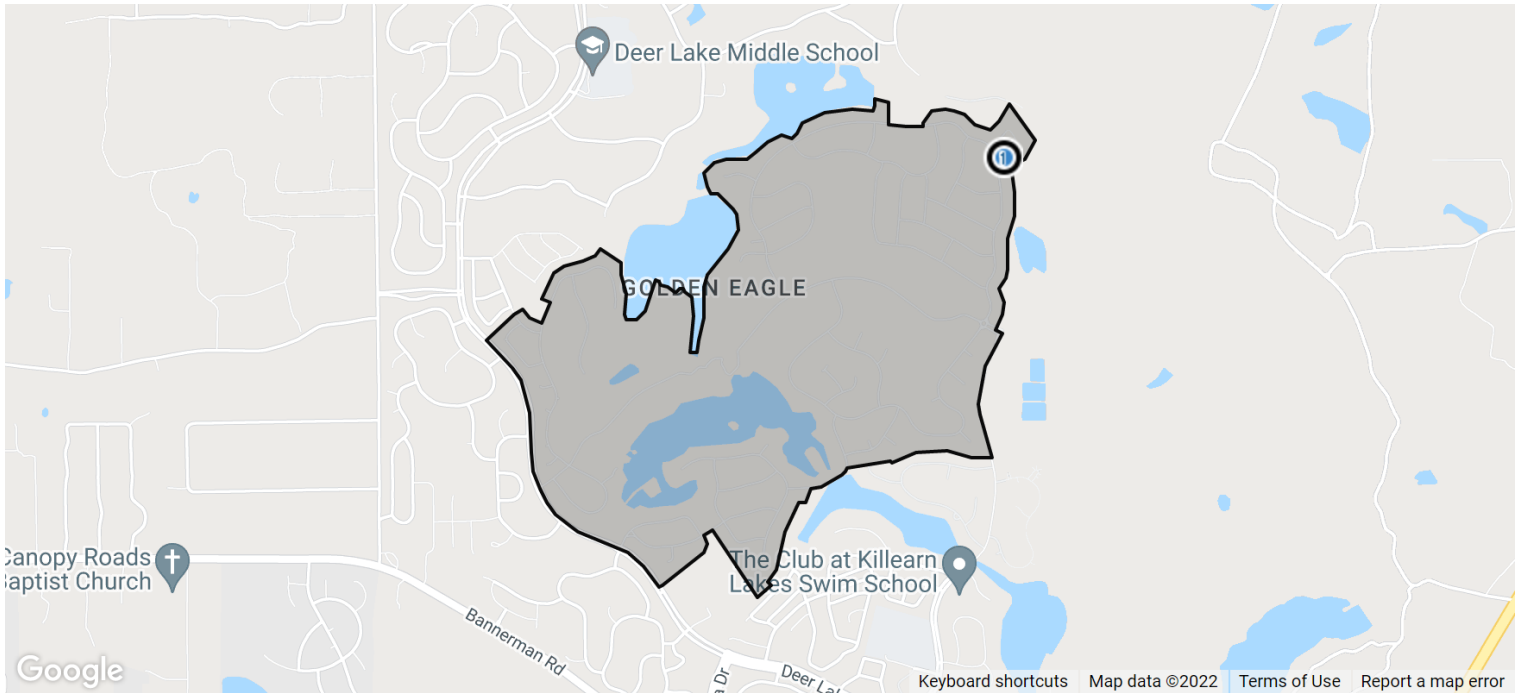
2/2/2022

\$699,000

\$220

A truly rare find- 4 bedroom, 3.5 bath POOL home in exclusive, gated Golden Eagle. Light and bright with a neutral color palette, split floor plan with open, circular movement- perfect for entertaining. Privacy fenced yard with screened patio and large sun deck, with landscaping design by Esposito's. Custom molding and trim work throughout, tray ceiling in family room, gas fireplace in living room. Eat in kitchen with bar and detached formal dining room. HUGE master suite with separate entrance to patio, his and hers walk in closets, sinks and vanities, walk in shower and jetted tub. Meticulously maintained home- new roof in 2020, updated kitchen appliances and brand new pool pump. This one won't last!


*Listing Courtesy of EQUITY REALTY AND MANAGEMENT*



Pending: 1

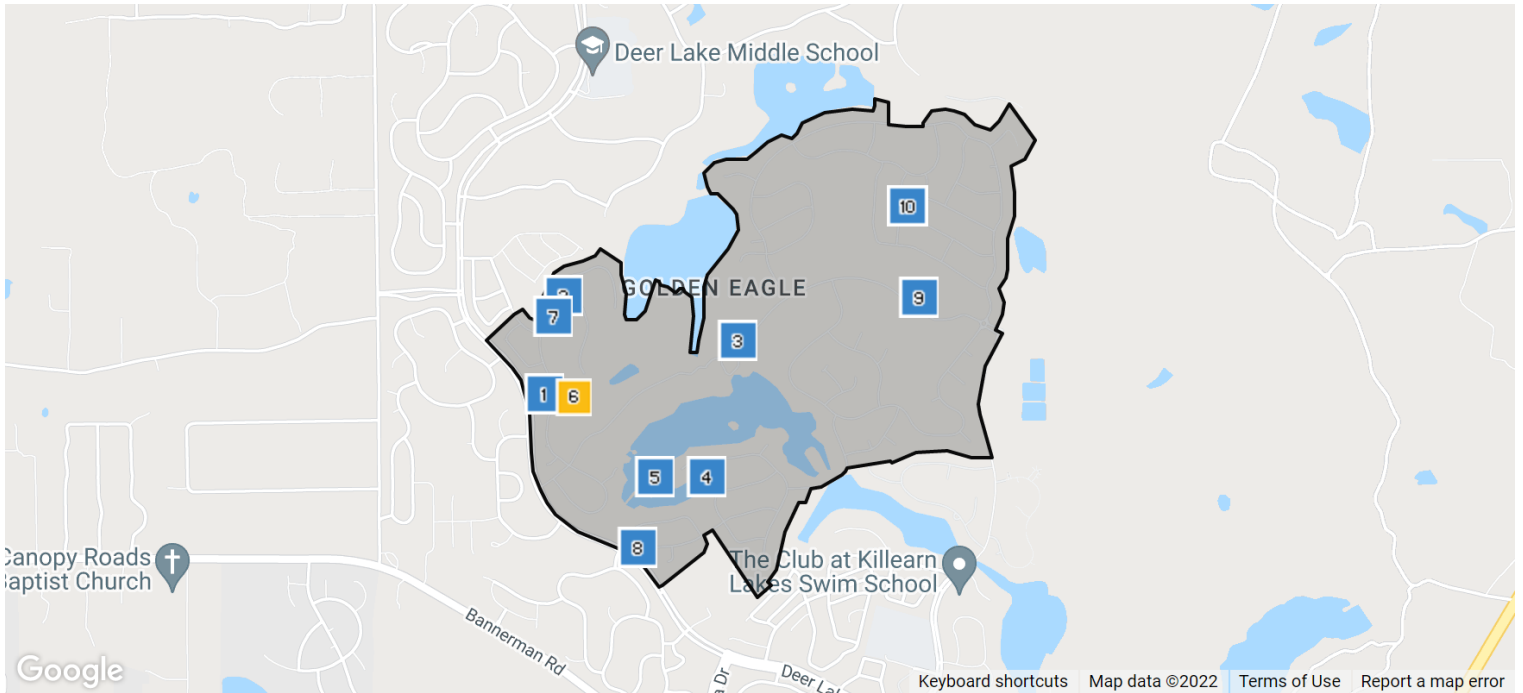
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1  Pending	MLS ID: 341257							
<b>9208 Shoal Creek Dr</b>	Single Family	4/3	2,942	23,522	1/19/2022	\$670,000	2/4/2022	\$228

Original owner! Immaculate and bright nearly 3,000 sq. ft of meticulously maintained space on 1/2 acre. This Golden Eagle gated golf course community home does not disappoint! The former model home boasts tons of elegant architectural details throughout like tray ceilings, crown molding, 8-foot doors, built-ins, teak hardwood floors, 12-foot ceilings, gas fireplace with ceramic inlay, and arched pass-ways. Surround sound in the family room, master bedroom, and covered lanai. Central air has three zones for energy efficiency. The spacious eat-in kitchen with stainless steel appliances features gorgeous wood cabinets and quartz countertops. All bedrooms can easily accommodate a king-sized bed and there's a large home office. Entertaining is a breeze with a great room and splendid formal dining room. You'll look forward to the end of the day relaxing in the stunning master suite with French doors. Outside you'll find the most wonderful screened lanai that overlooks a composite deck and gorgeous tree-lined backyard. Deck is pre-plumbed for a natural gas grill, perfect for creating new memories.






*Listing Courtesy of COMMUNITY REALTY ASSOCIATES*





## Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>1</b> Closed <i>MLS ID: 339998</i> <b>1625 New Legend Ct</b> Single Family 3/2 2,077 6,969 2001 1/28/2022 \$407,000 \$196</p> <p>Gated community on a quiet cul de sac. Well taken care of, one level home featuring a Primary Bedroom with 2 walk in closets and spacious bath. Plantation Shutters throughout. Tile and Wood floors. Split bedrooms offer privacy for guest. Fenced yard, roof 2019, stainless appliances 2019, Gas stove and fireplace. Sold As-Is Back on Market due to financing Buyer to verify all measurements <i>Courtesy of XCELLENCE REALTY</i></p>								
 <p><b>2</b> Closed <i>MLS ID: 342654</i> <b>9067 Eagles Ridge Dr</b> Single Family 3/2 2,260 10,454 2001 1/27/2022 \$435,000 \$192</p> <p>Put in for Comp purposes <i>Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>								
 <p><b>3</b> Closed <i>MLS ID: 339427</i> <b>2929 Golden Eagle Dr E</b> Single Family 5/5 4,818 29,185 1991 1/7/2022 \$890,000 \$185</p> <p>Welcome to the gated community of Golden Eagle Plantation. This fabulous all-brick home is situated on the #1 fairway and overlooks the lake. Within walking distance (sand wedge!) to the Golden Eagle Country Club which offers golf, fine dining, pool and tennis (membership required). Large master suite with sitting area/oversized closet and spa like bath with steam shower. Potential mother-in-law suite. Updated kitchen with all the touches for the gourmet cook! Wide plank custom hardwood floors, marble accents, 5 fireplaces, library, exercise room, surround sound, surveillance, and central vac. Nice brick porch overlooking lush landscaping, fountain, and fenced yard. A must see! <i>Courtesy of HILL SPOONER &amp; ELLIOTT INC</i></p>								

## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>4 Closed</b> <i>MLS ID: 340464</i>  <b>8392 Inverness Dr</b>                      Under Contract before MLS entry.  <i>Courtesy of HILL SPOONER &amp; ELLIOTT INC</i></p>	Single Family	4/4	2,964	29,185	2015	12/17/2021	\$675,000	\$228
 <p><b>5 Closed</b> <i>MLS ID: 338509</i>  <b>8519 Congressional Dr</b>                      MULTIPLE OFFERS*GOLDEN EAGLE'S UNIQUE &amp; FAMED ISLAND HOUSE IS FOR SALE!!! THIS LISTING INCLUDES LOT 20 &amp; LOT 21 TOTALING OVER 2 ACRES LOCATED WITHIN THE GATED COMMUNITY OF GOLDEN EAGLE*4,131 SQ FEET OF LUXURY*1,578 SF OF ADDITIONAL UNFINISHED SPACE UPSTAIRS*INCREDIBLE POTENTIAL FOR SECOND FLOOR*VIEWS FROM EVERY ANGLE OF THIS GORGEOUS POOL HOME* GATED PRIVATE ENTRANCE* SURROUNDED BY THE BEAUTIFUL WATERS OF LOWER LAKE DIANE *HUGE SCREENED PORCH LOOKING OUT TO POOL &amp; DOCK* ONCE IN A LIFETIME OPPORTUNITY*INTERIOR PHOTOS COMING SOON.  <i>Courtesy of EDEN &amp; COMPANY</i></p>	Single Family	4/4	4,131	90,169	1993	12/23/2021	\$1,250,000	\$303
 <p><b>6 Closed</b> <i>MLS ID: 340277</i>  <b>9015 Eagles Ridge Dr</b>                      Golden Eagle/ Eagles Ridge/ gated entry 4 bedroom/2 bath/ 2 car garage on golf course! This 4 sided brick home has great views of the golf course from its wrap around deck. Kitchen features granite countertops and eat-in dining space. Separate family room can also be used as a formal dining space. Master suite offers tray ceiling and bath with soaking tub, separate shower, 2 large walk in closets, and double vanity. Other features include: inside laundry with washer and dryer, large walk in pantry, gated entry, hardwood flooring, crown molding, fresh paint, and gas fireplace.  <i>Courtesy of RED BIRD REALTY OF GREATER TAL</i></p>	Single Family	4/2	2,280	21,780	2004	1/10/2022	\$3,000 mo.	\$1
 <p><b>7 Closed</b> <i>MLS ID: 337622</i>  <b>9057 Eagles Ridge Dr</b>                      Located within Golden Eagle County Club with golf course frontage and across street from tennis courts. This spacious 4 bedroom, 3.5 bath home was built in 2000, with new roof in 2017 and new windows in 2021. Soaring ceilings &amp; large windows overlooking the backyard deck and golf course. Master bedroom on first floor. Second floor has 3 bedrooms, 2 baths and multiple loft areas ideal for home office, study or playroom. Beautiful golf-cart community with lighted sidewalks, fountains, lakes and more! Be sure to check out the 3D virtual tour.  <i>Courtesy of COLDWELL BANKER HARTUNG</i></p>	Single Family	4/4	2,904	10,454	2000	12/17/2021	\$450,000	\$155
 <p><b>8 Closed</b> <i>MLS ID: 338394</i>  <b>2177 Gates Dr</b>                      This is a great opportunity to own a 5 bedroom home with an office in Golden Eagle at a fantastic price. All the bones of this house are great. Roof replaced in 2017~HVAC 2012~80 gallon water heater~large lot, almost half an acre fenced in~over 40ft of covered deck~separate dining area~large kitchen with ample countertop, kitchen workstation and walk in deep pantry~master suite with two walk in closets, dual vanities, jetted tub, large walk in tile shower. Floor plan as a split bedroom layout downstairs with direct access to a bathroom that allows you to double as an in-law suite.  <i>Courtesy of SEALEY REAL ESTATE SOLUTIONS</i></p>	Single Family	5/3	2,954	18,730	2000	12/6/2021	\$515,000	\$174

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	9	<b>Closed</b>	<i>MLS ID: 337684</i>					
<b>3017 Golden Eagle Dr E</b>	Single Family	5/5	4,760	38,768	1993	12/31/2021	\$960,000	\$202
<p>First time on the market, this custom-designed contemporary home located on the main drive of Golden Eagle and on the 5th fairway offers a panoramic view of the pool and the golf course. The split floor plan flows seamlessly inside connecting the outside through large glass doors throughout. The grand foyer accentuated with a sumptuous chandelier leads to the living room with natural light streaming through the French doors. Large kitchen area features an ample island, corian counters, new slate appliances and opens to the nook with heavy glass door with access to the deck. Large family room with an elegant stone fireplace annexed by the pool table, full wet bar area provides perfect surrounding for a large family gathering. Elegant master bedroom with his and her walk-in closets affords a spectacular view from the sitting area. Exquisite master bath has double headed shower and luxurious tub, his and hers vanity. Other rooms include a large office with French door, 4 bedrooms with one en-suite and a jack-and-jill bath, a craft/exercise room. Outdoor entertainment area features screen-enclosed porch, a new oven/grill with sink, concrete pool, hot tub, sauna, and fabulous view of the golf course. Other features include central vacuum, recessed lighting throughout, 3 car garage, 3 zoned temperature/hvac, 2 water heaters, irrigation system, work space in the garage. All measurements are approximate.</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>								
	10	<b>Closed</b>	<i>MLS ID: 339763</i>					
<b>9677 Pebble Beach Way</b>	Single Family	5/4	3,801	21,780	2005	1/27/2022	\$785,000	\$207
<p>A rare Gem in Golden Eagle! Come and see this Stunning 5 bedroom, 4 bath home plus an Office (which could serve as a 6th bedroom)! Upon entering, you are greeted with soaring &amp; spectacular ceilings in the living room and dining room-each with an abundance of natural, window light! The home boasts natural maple hardwood throughout-recently buffed shined with a new top coat. The kitchen has recently been updated with the Rolls Royce of countertops- Quartzite Natural Stone countertops and a New Smart Oven, newer Microwave and New Wine Cooler! Beautiful and Smart new lighting! The screened porch is updated with stained tongue and grooved ceiling which overlooks the Outdoor kitchen and huge backyard! This home has been well maintained and loved, and is turn key ready! Be quick or you'll miss this opportunity! Seller is Licensed Realtor.</p> <p><i>Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>								

## 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>

