

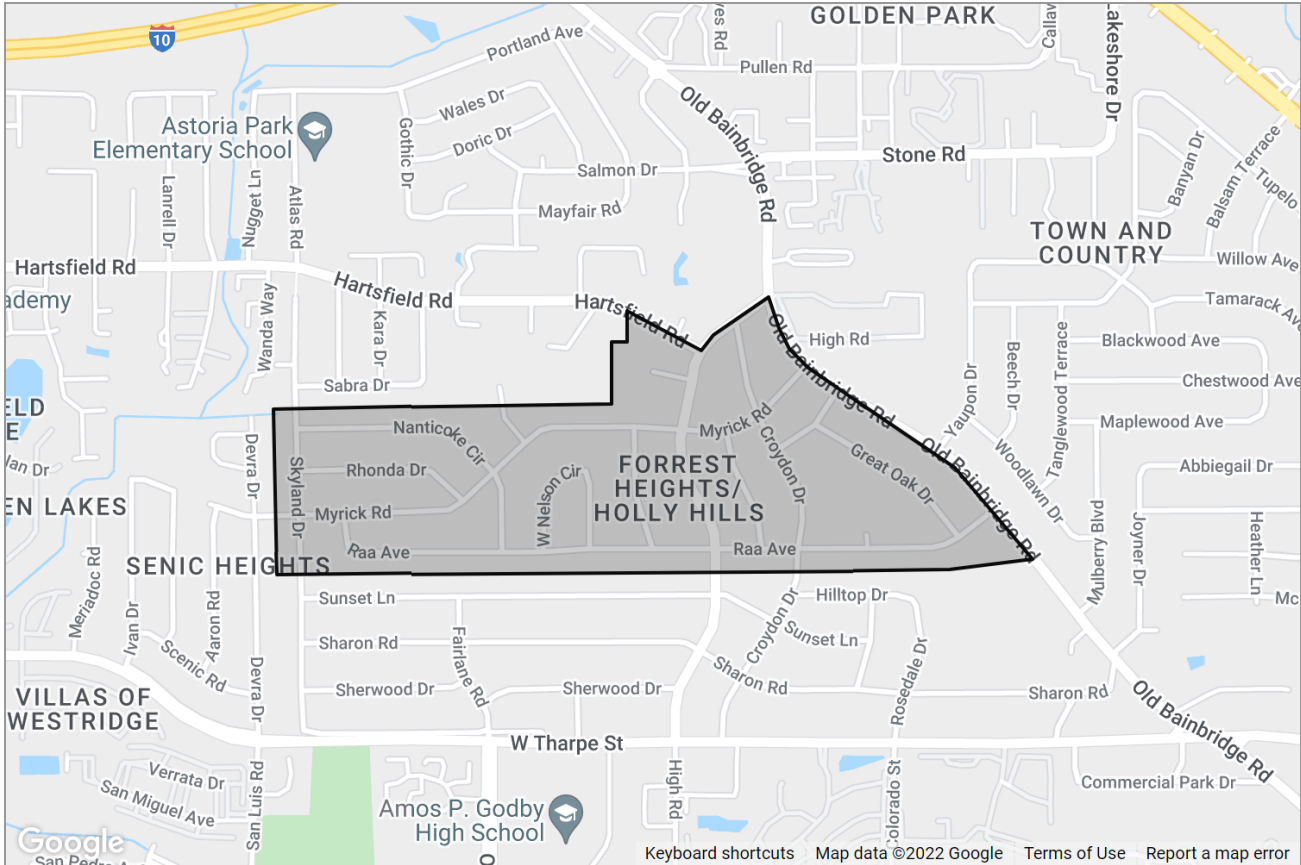


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

A Subsidiary of **Tallahassee** BOARD OF REALTORS®

MARKET ACTIVITY REPORT

Holly Hills in Tallahassee, FL



Presented by
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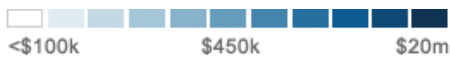
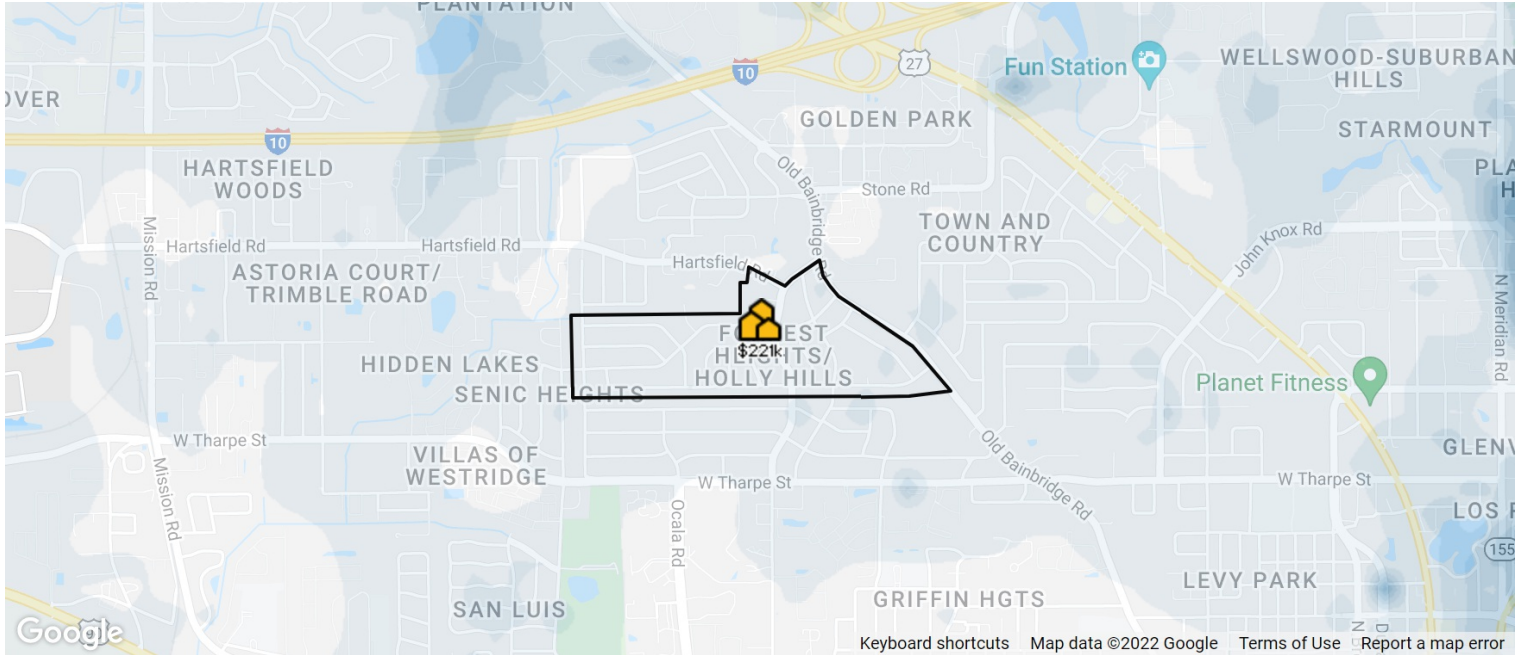
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Holly Hills in Tallahassee, FL

Market Snapshot: Estimated Home Values



<p>Median Est. Home Value</p> <p>\$221K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.1%</p>	<p>Change Over Last 3 Months</p> <p>↑ 3%</p>	<p>Change Over Last 12 Months</p> <p>↑ 20.4%</p>	<p>Change Over Last 24 Months</p> <p>↑ 29.04%</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.

Holly Hills in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



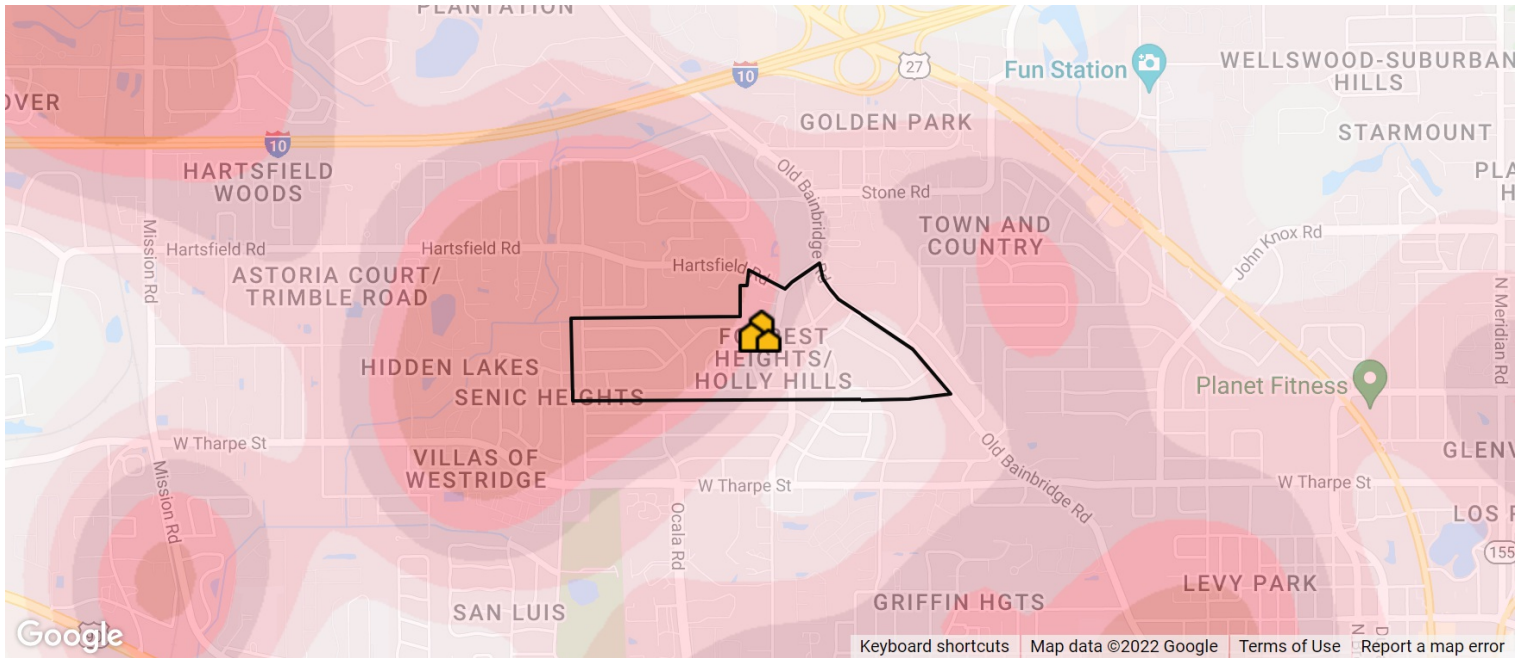
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <h1>\$221K</h1> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p> 20.4%</p>	<p>Change Over Last 24 Months</p> <p> 29.04%</p>	<p>Change Over Last 36 Months</p> <p> 34.17%</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.*

Holly Hills in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



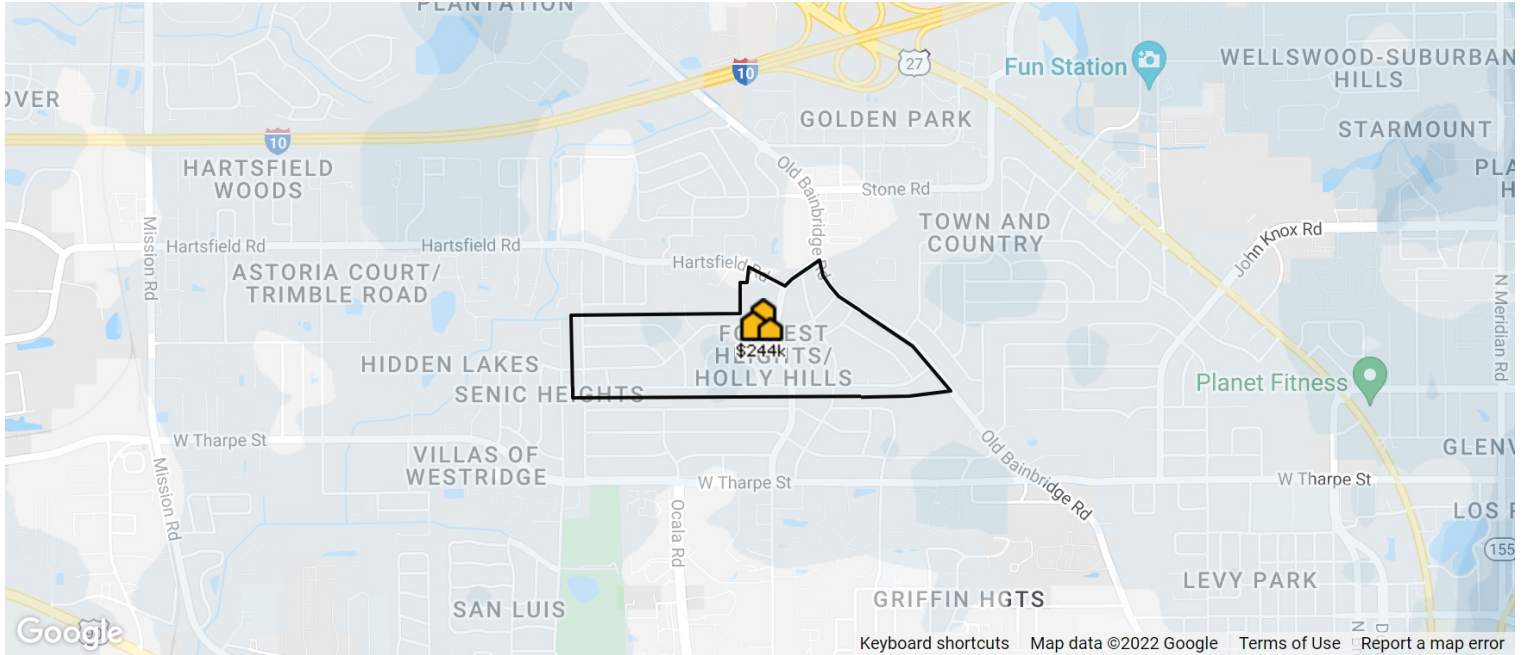
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 2/26/2022</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</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.

Holly Hills in Tallahassee, FL

Market Snapshot: Sales Price



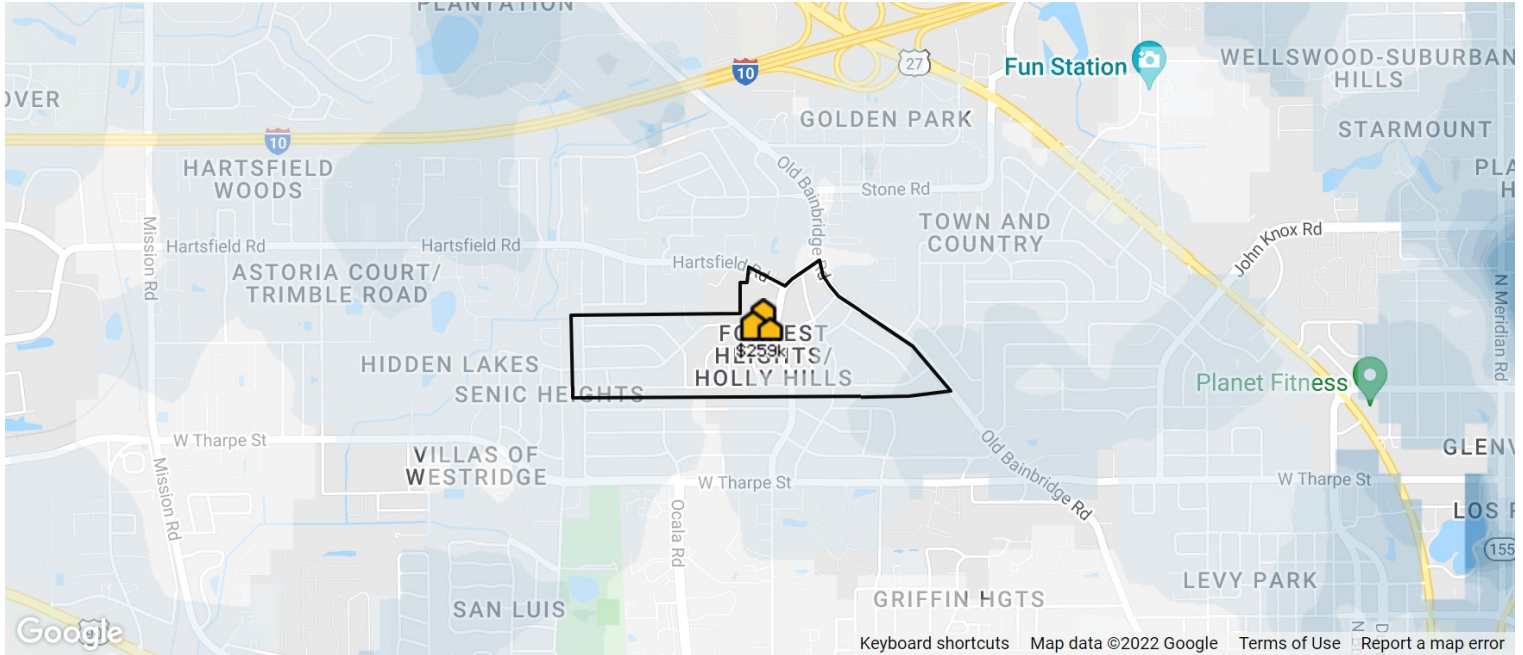
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$244K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.19%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Holly Hills in Tallahassee, FL

Market Snapshot: List Price



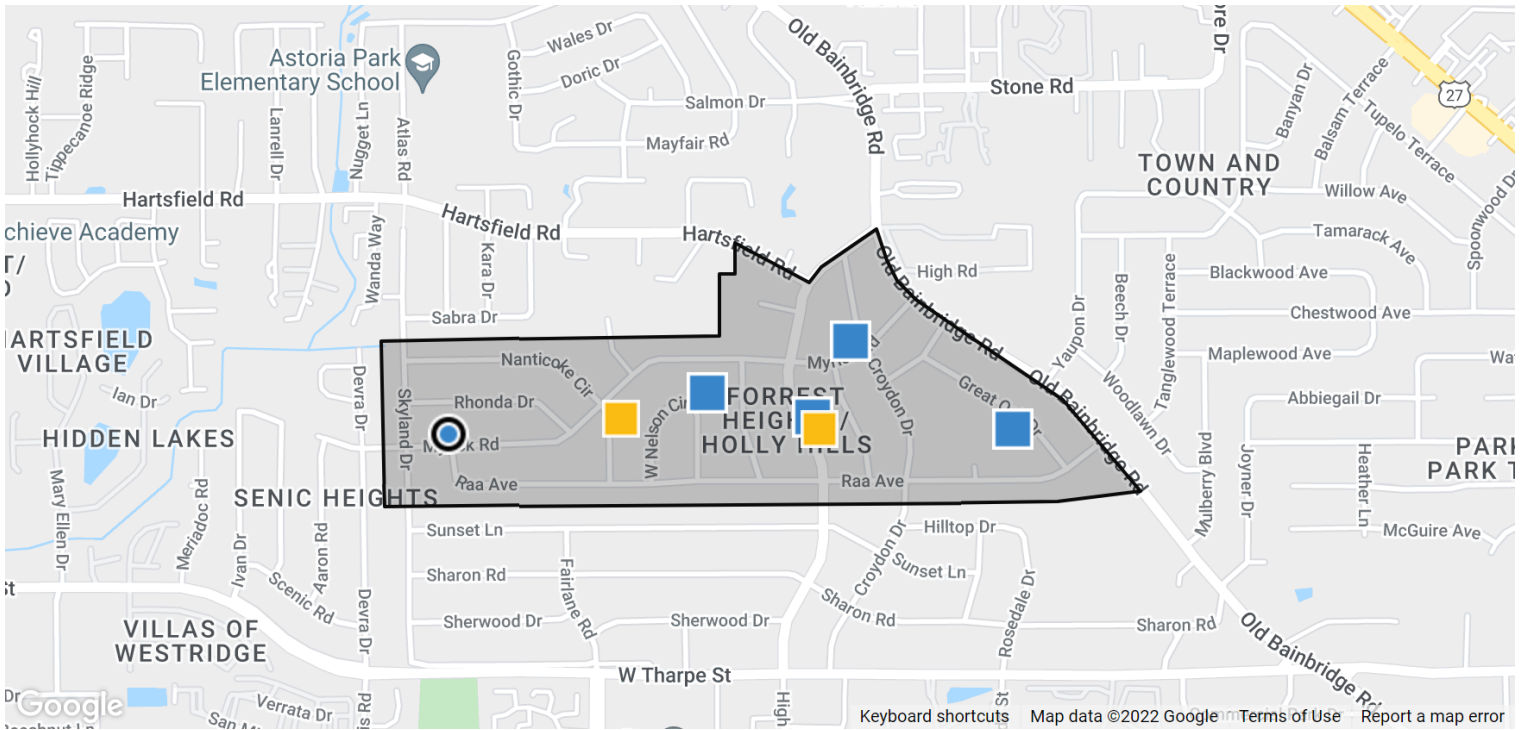
Legend: < \$100k, \$500k, > \$5m

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>Median List Price</p> <p>\$259K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 3 Months</p> <p>↓ 5.91%</p>	<p>Change Over Last 12 Months</p> <p>↑ 23.21%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.03%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

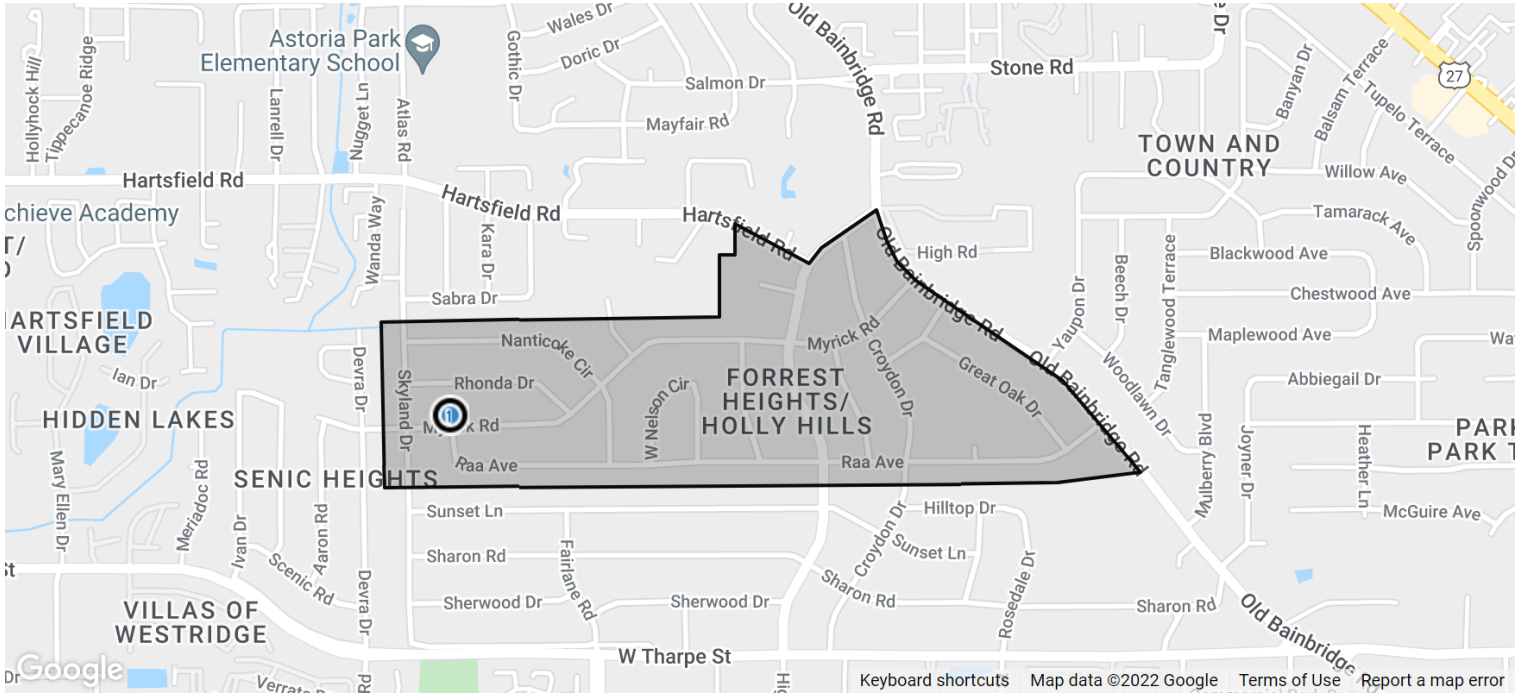
Market Activity Summary Stats



Search Criteria | **Location:** Holly 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

	 Pending	 Closed
Number of Properties	1	6
Low Price / Value	\$220,000	\$1,695
Median Price / Value	\$220,000	\$229,050
High Price / Value	\$220,000	\$270,000
Average Price / Sq. Ft.	\$119	\$89
Median Price / Sq. Ft.	\$119	\$109
Average Days in RPR	54	52
Median Days in RPR	54	59
Total Volume	\$220,000	\$994,545

Holly Hills in Tallahassee, FL



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.
1 Pending	4/3	1,848	14,374	1/3/2022	\$220,000	1/22/2022	\$119

1 Pending *MLS ID: 341094*

1918 Myrick Rd

Single Family

4/3

1,848

14,374

1/3/2022

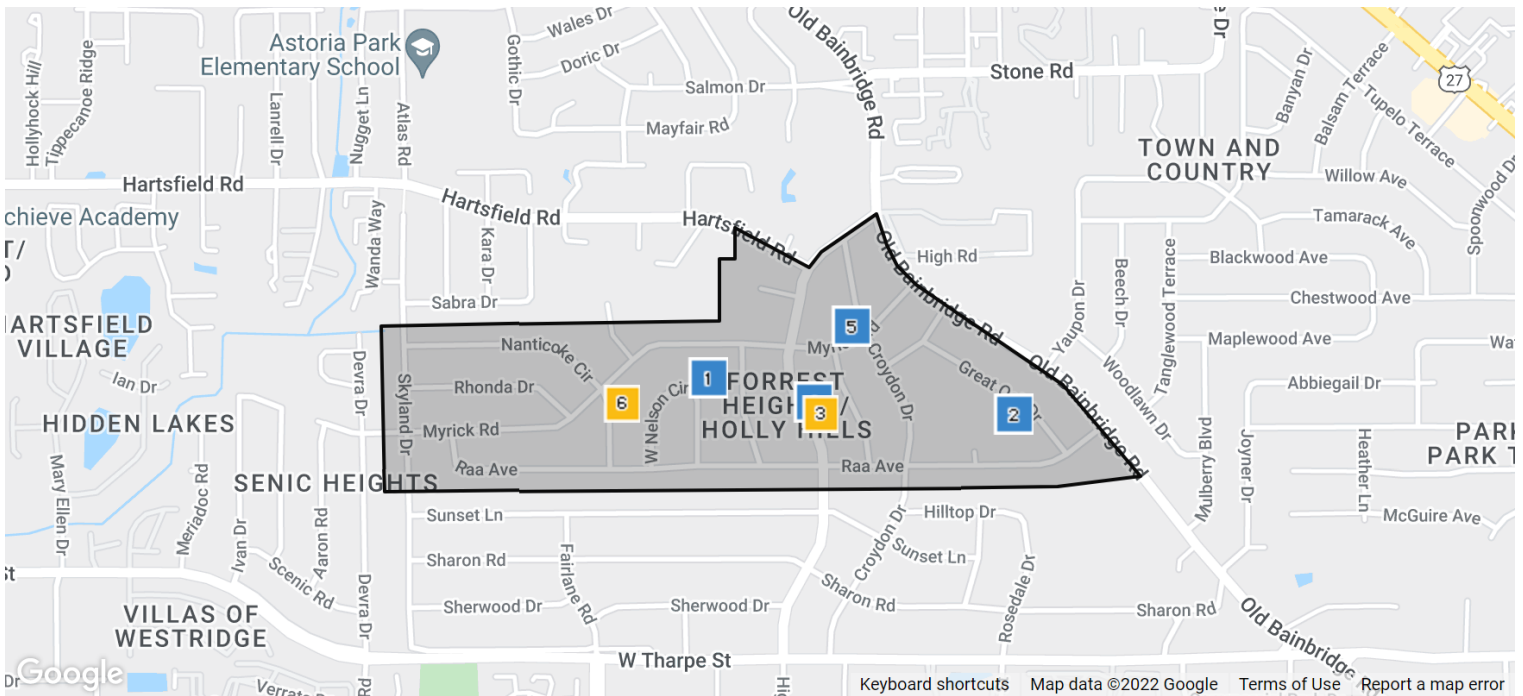
\$220,000

1/22/2022

\$119

Holly Hills, Classic, All Brick 4 Bedroom, 3 Bath, Open Family Room, Living Room, Dining Room and Kitchen, Split Floor Plan, 2 Masters, Huge Laundry Room, Large Master Suite w/Built-ins, Walkin Closets, Private Courtyard. Wonderful Screened Porch overlooking beautiful, mature landscaped yard.

Listing Courtesy of MACLAY REALTY & MANAGEMENT LLC



Closed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
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1 Closed *MLS ID: 339654*
1911 E Nelson Cir Single Family 3/2 1,513 27,007 1970 1/24/2022 \$270,000 \$178

Beautiful 3/2 Turn Key pool home located in Holly Hills. Situated on a quiet almost 3/4 of an acre home with a pool. This home has been recently renovated from updated kitchen (new quartz counter tops, sink, all new stainless steel appliances, new faucet), to all brand new flooring throughout home, top to bottom fresh paint (including ceiling) and 2 bathroom renovations. This home is well maintained. Perfect move in ready home to host family gatherings, out door parties with plenty of backyard space. Dishwasher, Disposal, dryer, garage door opener, microwave, range/oven, refrigerator with ice maker, washer, window treatments have all been replaced 2021. Great storage sheds and entertaining gazebo! A must see! All square footage, lot dimensions, room dimensions and acreage are approximate. Most source is tax records. To be verified. Pool equipment not included.

Courtesy of THE NOVA GROUP REALTY







2 Closed *MLS ID: 338211*
2106 Great Oak Dr Single Family 5/3 2,635 20,473 1963 12/28/2021 \$263,000 \$100

Nature lover's paradise. Meticulously maintained, this accommodating brick home on quiet road with a half acre of land is perfect for large families. The covered front patio leads to the living room with a 6 ft window overlooking the natural kept backyard. Built-ins and bookcases frame this room well. The large kitchen has a lot of the original 1963 charm. It features an eat in dining room as well as bar seating. The master overlooks the charming backyard with his and hers closets and real oak hardwood floors. 2 additional bedrooms that could function as one large bedroom. The entire downstairs is heated and cooled and fully finished with separate entrance. Large entertainment area with bar setup and seating. Perfect for entertaining, kids room, 'man cave' or more living space. Huge laundry, flex room, 2 additional bedrooms and full bathroom. Step outside on the large 2 story 20'x20' deck and into spiraling oaks, banana trees, fruit trees, flowers and a symphony of birds. Pathways throughout to enjoy many different views of this scenic outdoors living area. Additional decking, swings, downstairs patio. Oversized 2 car carport with storage for tools and other equipment. Schedule to see this one today before it's gone!

Courtesy of PRO PLAYERS REALTY USA

Closed: 6 (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: 341145						
2107 High Rd	Single Family	4/3	1,654	14,810	1958	1/23/2022	\$1,750 mo.	\$1
AVAILABLE AUGUST 1 , 2022, Very nice, mostly furnished 4 bedroom, 2 1/2 Baths, home featuring updated kitchen and bathrooms. Plenty of room to spread out with 2 large living areas. Solid Oak hardwood floors throughout most of the home, fenced backyard. Plenty of Parking, Once a Month Lawn Care Included. Furnishings Include 2 sofas, 2 Loveseats, Dinette Set, Coffee Table, End Table, 2 Queen Size mattress/box spring sets.								
<i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i>								
	4 Closed	MLS ID: 338476						
2109 High Rd	Single Family	3/2	1,596	14,374	1956	1/14/2022	\$214,100	\$134
Large 3 BR house off High Rd. - Completely renovated, new appliances, new standing seam roof,, recent A/C units. Hardwood floors throughout. Huge home with large living room plus dining room and great room. Private backyard. Convenient to FSU, Lively Tech, and TCC. Measurements per LCPA records. Buyer/ renter to verify.								
<i>Courtesy of 1ST CHOICE REAL ESTATE SERVICE</i>								
	5 Closed	MLS ID: 339670						
1610 Myrick Rd	Single Family	5/3	2,080	17,859	1999	1/24/2022	\$244,000	\$117
5 true bedrooms 3 full baths. New roof August 2021. Open floor plan with a true primary bedroom. This house comes with a room ordinance that can be grandfathered in. Large bedrooms with lots of storage. House sits on a large .41 acres lot that is fully fenced. Lots of parking for several rooms to be rented out or a family with lots of cars. MUST SEE!								
<i>Courtesy of EKK REALTY GROUP</i>								
	6 Closed	MLS ID: 340080						
1909 Nanticoke Cir	Single Family	3/2	1,206	12,632	1971	12/18/2021	\$1,695 mo.	\$1
Available December 17th! Large home with two car garage and new kitchen appliances with a granite countertop. Separate dining room, formal living room, and a fenced backyard. Property has washer and dryer connections.								
<i>Courtesy of TLH REALTY INC.</i>								

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>

