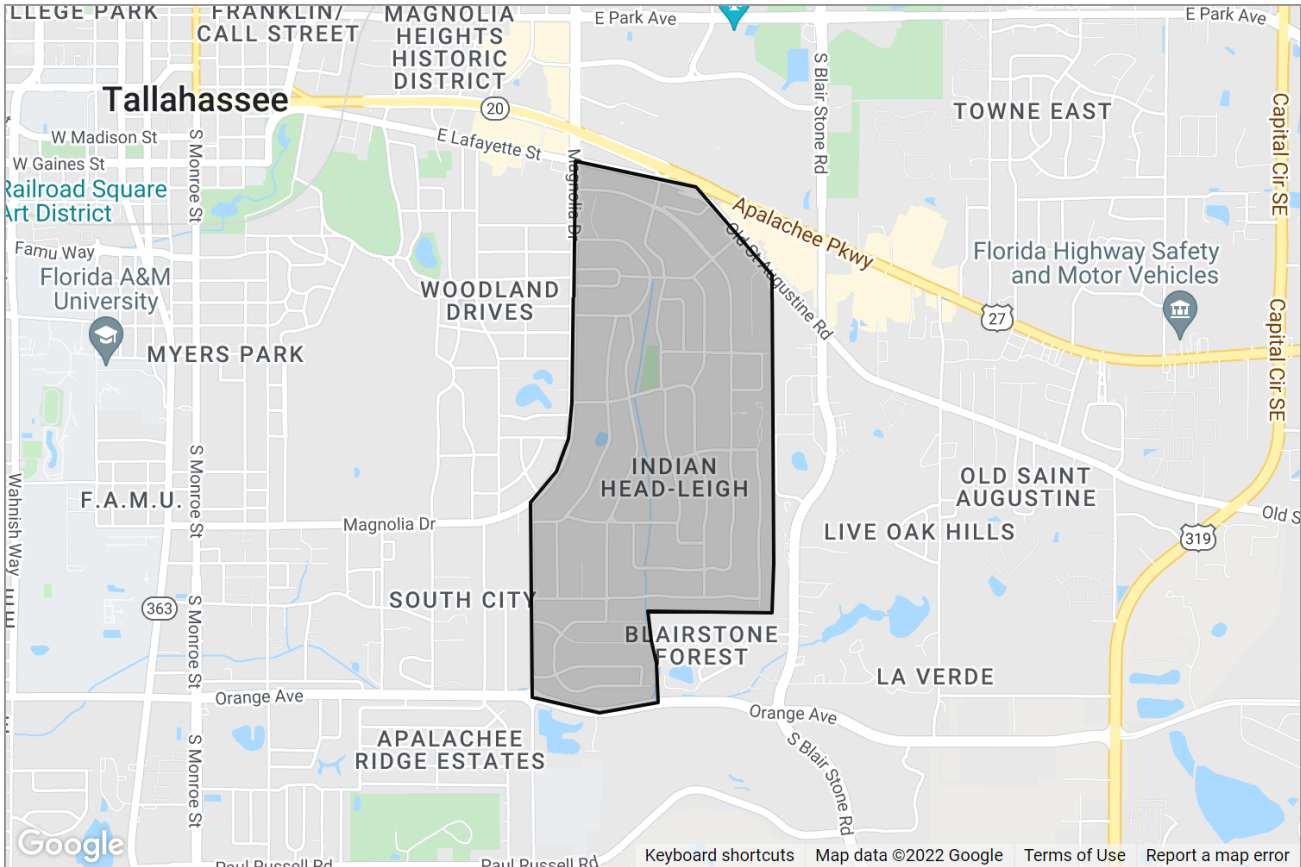




MARKET ACTIVITY REPORT

Indian Head-Leigh in Tallahassee, FL



Presented by
Abbe Flynn | Realtor
Florida Real Estate License: 3273532



Work: (850) 203-0209 | Mobile: (850) 203-0209

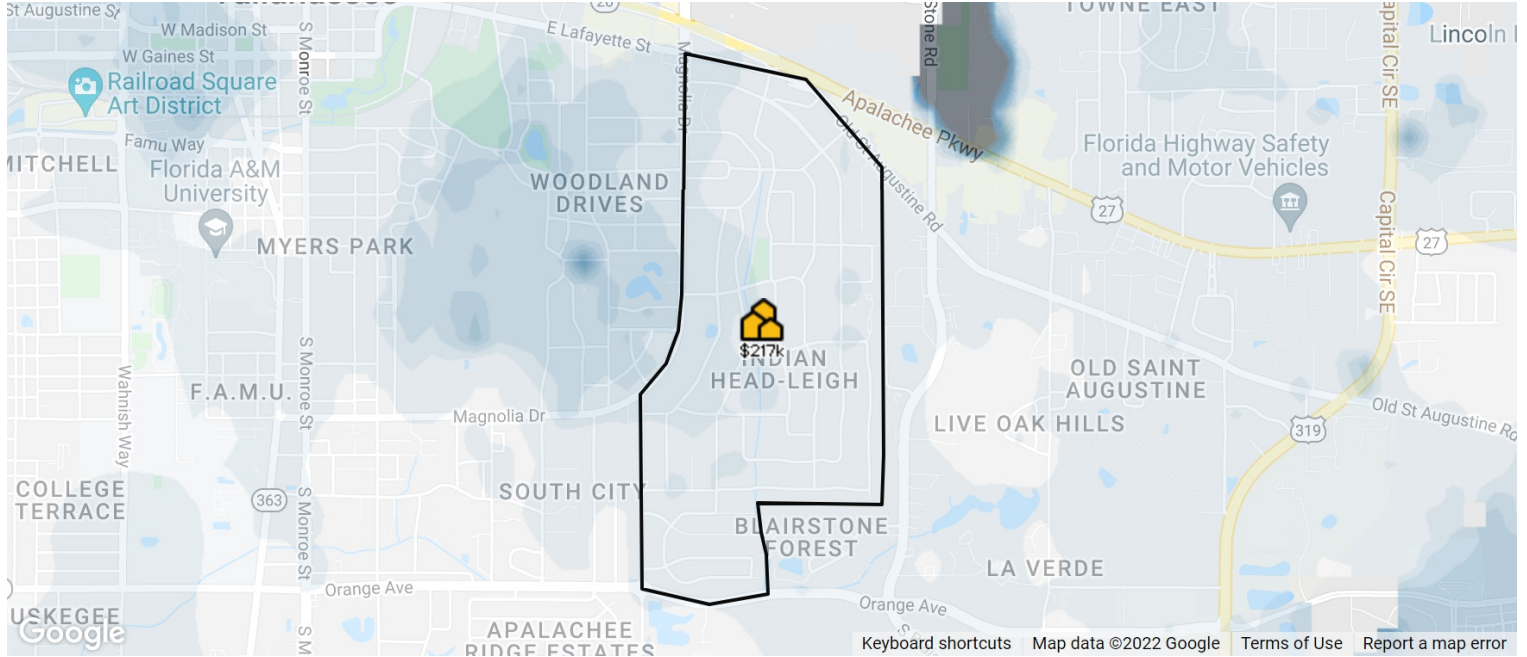
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Indian Head-Leigh in Tallahassee, FL

Market Snapshot: Estimated Home Values



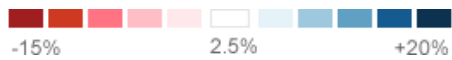
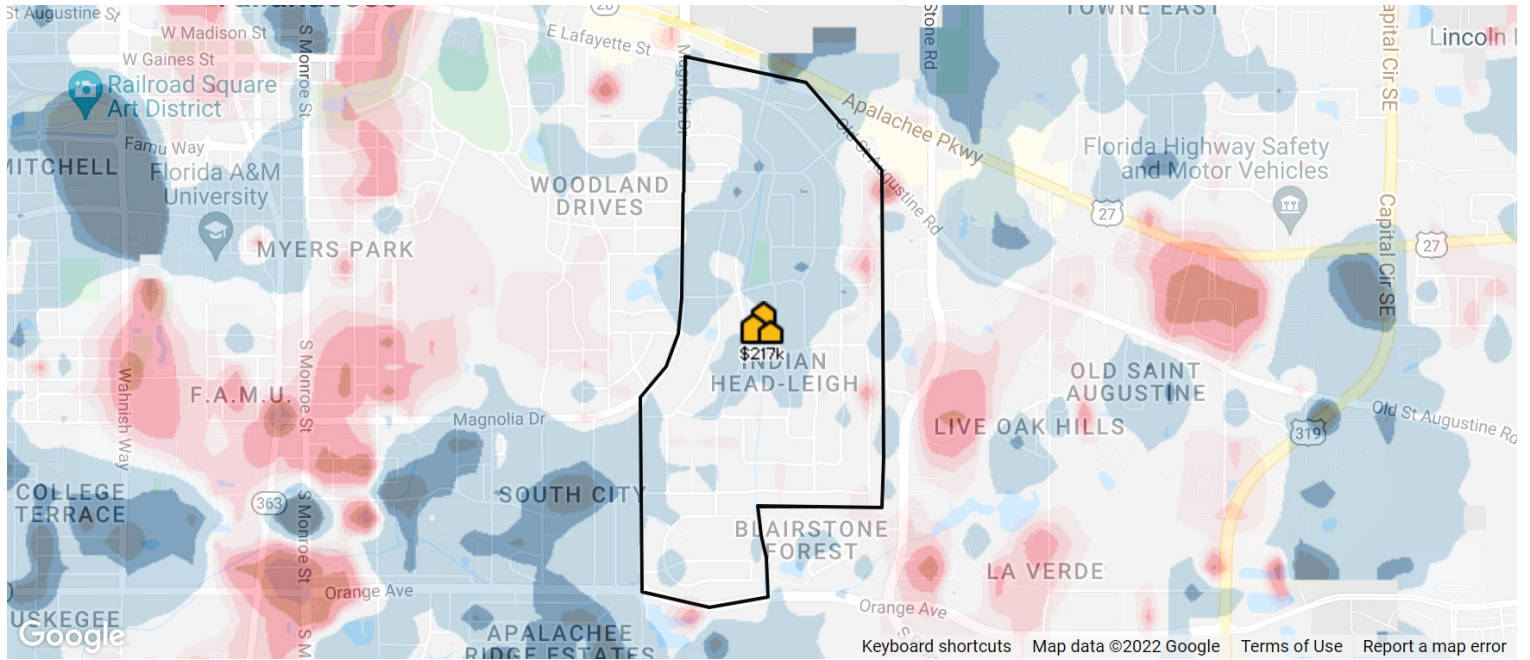
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$217K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.61%</p>	<p>Change Over Last 3 Months</p> <p>↑ 2.48%</p>	<p>Change Over Last 12 Months</p> <p>↑ 9.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 26.14%</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.

Indian Head-Leigh in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



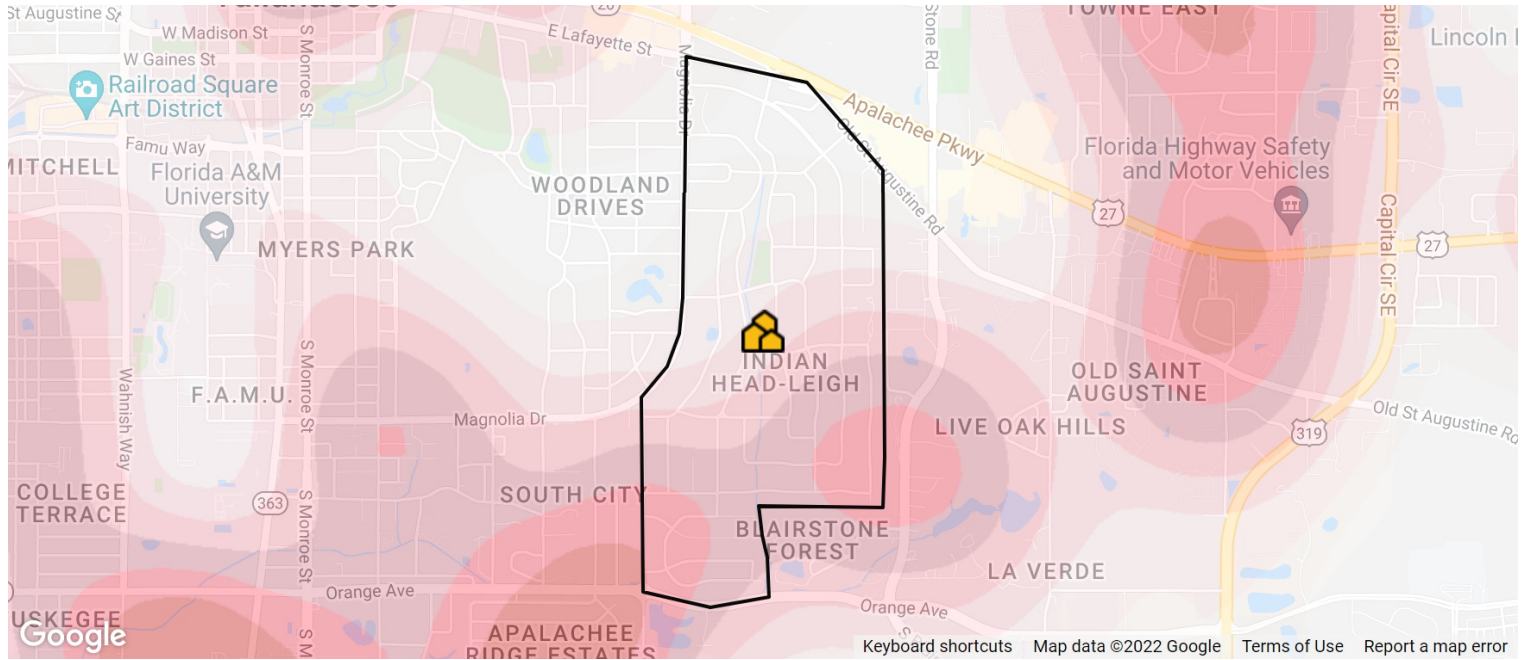
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$217K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 9.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 26.14%</p>	<p>Change Over Last 36 Months</p> <p>↑ 23.7%</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.

Indian Head-Leigh in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



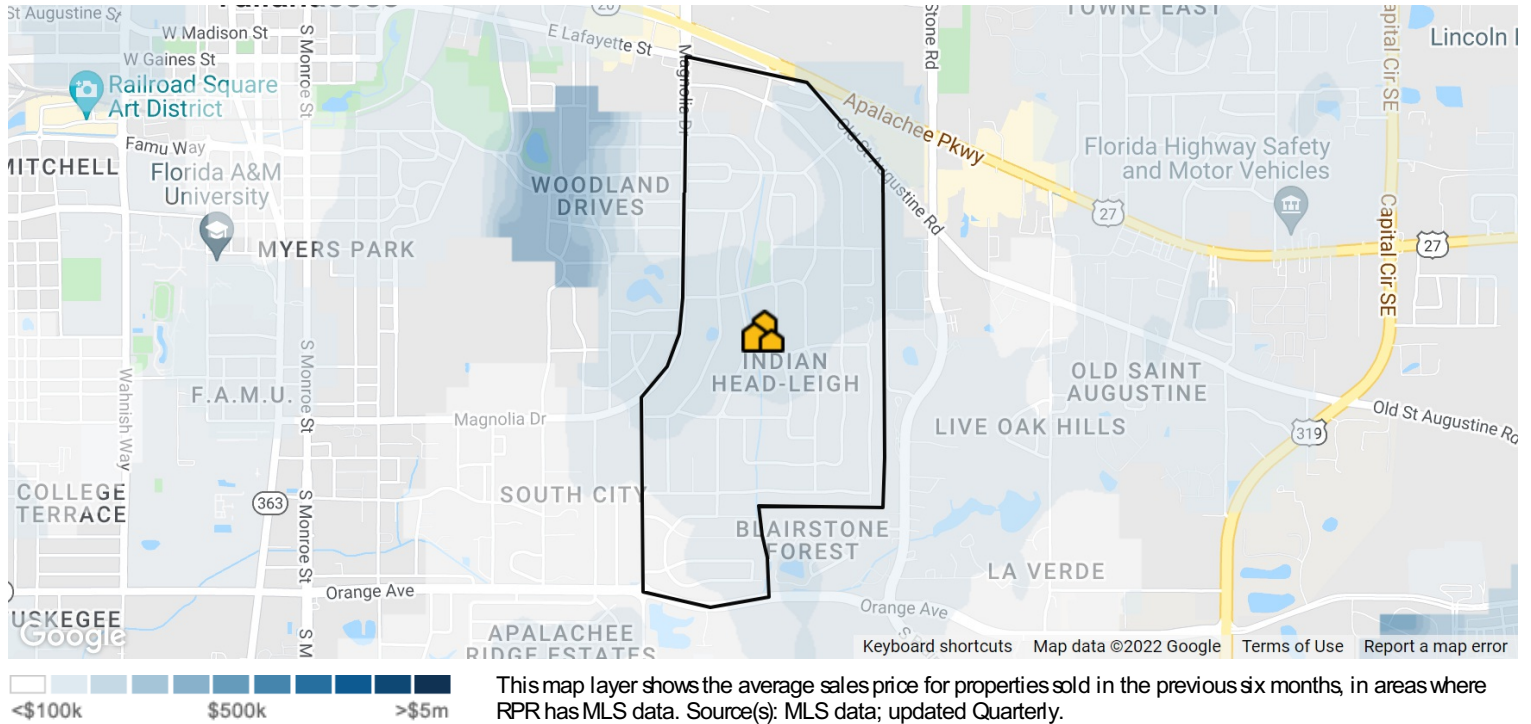
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<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.

Indian Head-Leigh in Tallahassee, FL

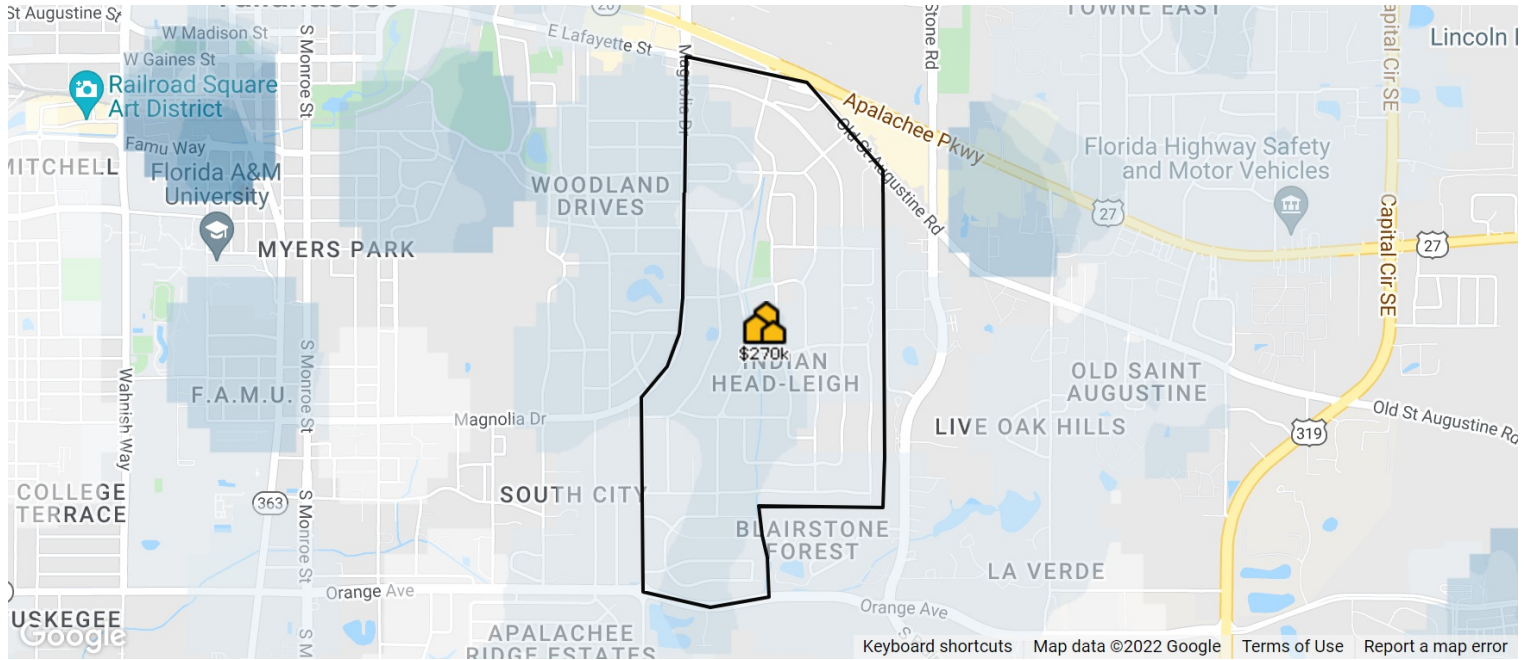
Market Snapshot: Sales Price



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

Indian Head-Leigh in Tallahassee, FL

Market Snapshot: List Price

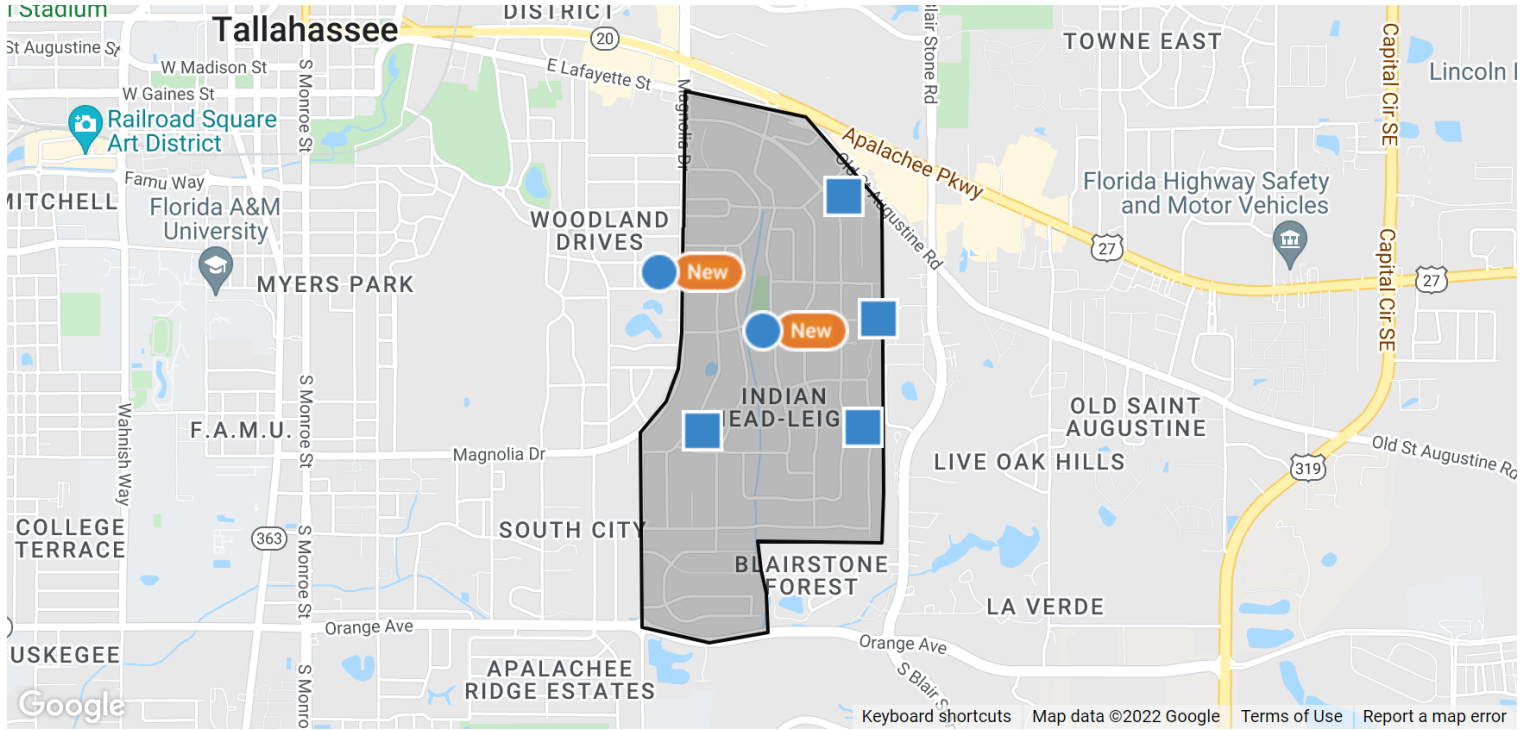


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.



<p>Median List Price</p> <p>\$270K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 3.65%</p>	<p>Change Over Last 3 Months</p> <p>↑ 4.26%</p>	<p>Change Over Last 12 Months</p> <p>↑ 25.35%</p>	<p>Change Over Last 24 Months</p> <p>↑ 50.18%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

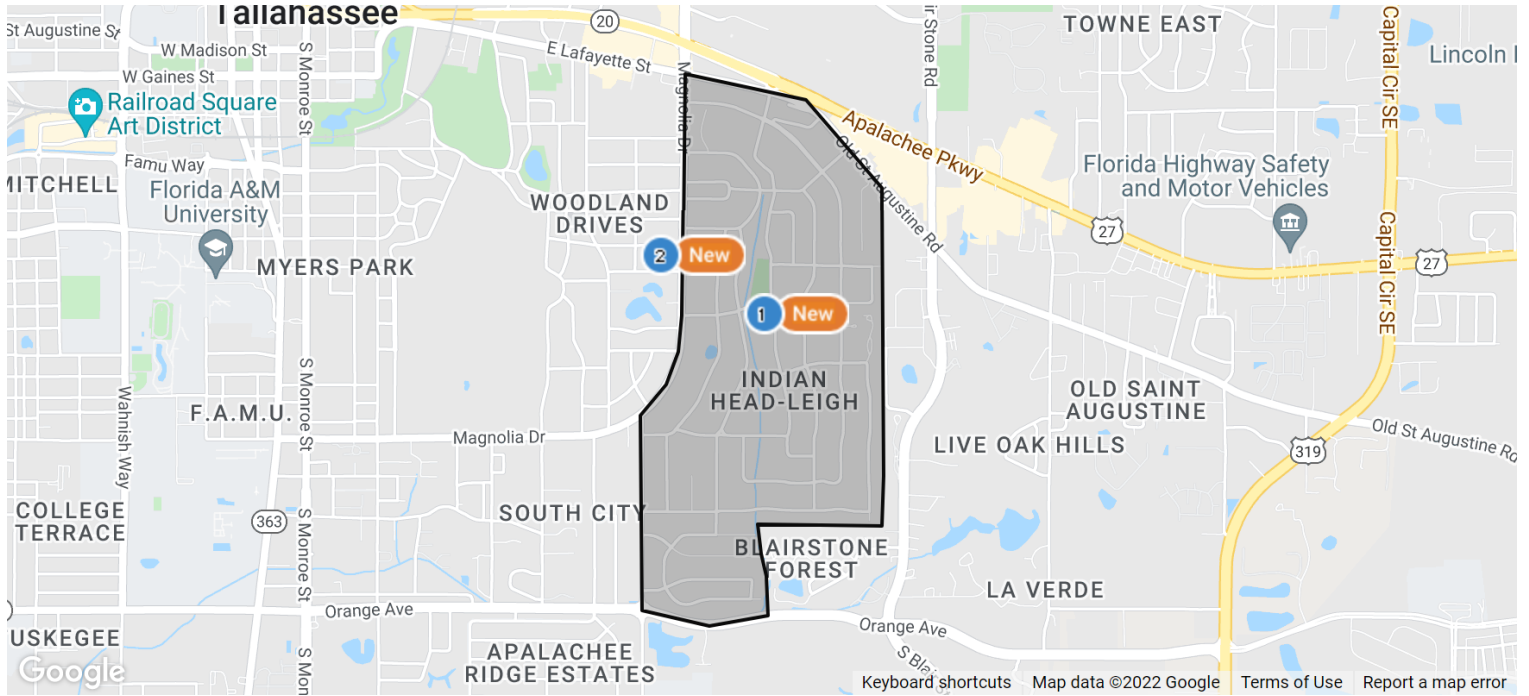
Market Activity Summary Stats





Search Criteria | **Location:** Indian Head-Leigh 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

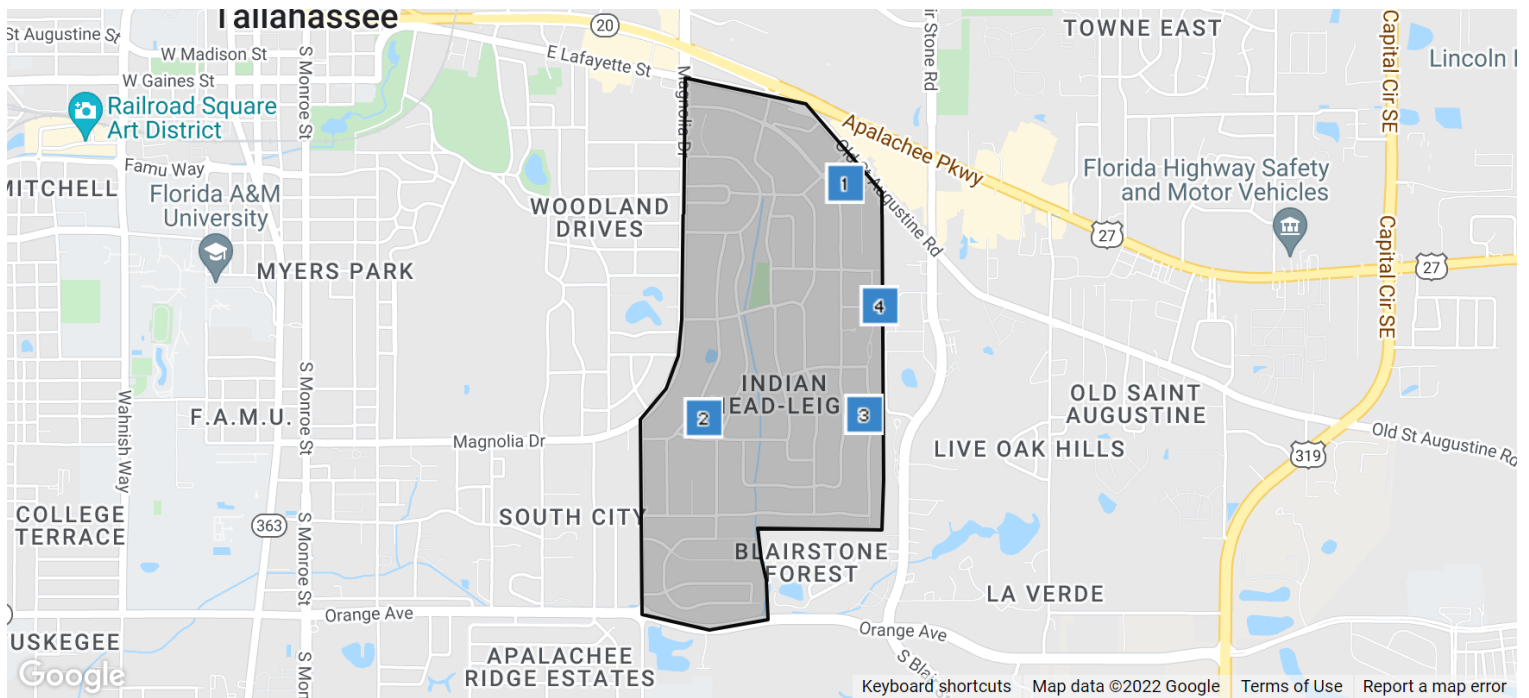
	 New Listings	 Closed
Number of Properties	2	4
Low Price / Value	\$224,000	\$200,000
Median Price / Value	\$281,500	\$260,000
High Price / Value	\$339,000	\$316,000
Average Price / Sq. Ft.	\$164	\$150
Median Price / Sq. Ft.	\$164	\$154
Average Days in RPR	40	77
Median Days in RPR	40	44
Total Volume	\$563,000	\$1,036,000

Indian Head-Leigh in Tallahassee, FL






New Listings: 2

	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: 341307</i> 1904 Chuli Nene Under contract</p>	Single Family	3/2	1,189	18,295	1955	1/21/2022	\$224,000	\$188
<i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>								
 <p>2 ● Active <i>MLS ID: 341091</i> 1513 S Magnolia Dr</p> <p>Multiple Offers! Highest & Best by Tuesday at 5PM, response by Wednesday at 5PM! EASY TO SHOW! This beautifully maintained pool home is conveniently located near shopping, entertainment, and much more. Situated down a long driveway on S Magnolia this huge 0.6 acre lot provides immense privacy while still being close to town. Featuring a fully remodeled kitchen, tall ceilings, a gorgeous fireplace and a massive back porch...this home has it all! There are gorgeous hardwood floors throughout most of the home, fresh paint and updated plumbing & light fixtures. 600 SqFt Pool house has electrical & plumbing but has never been finished. Come see it before it's gone! All measurements to be confirmed by buyers.</p>	Single Family	4/3	2,443	26,571	1951	1/14/2022	\$339,000	\$139
<i>Listing Courtesy of FROG REAL ESTATE COMPANY, LLC</i>								



Closed: 4

	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: 340905</i> 1509 Chowkeebin Nene</p> <p>Charming home in Indian Head Acres with a pool and on a large lot! Kitchen has large 5 burner gas stove, stainless appliances, and a beautiful copper range hood. Double sided gas fireplace between dining & family room. Beautiful backyard with sprinkler system, pool with a waterfall, and pergola.</p> <p><i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>	Single Family	4/2	2,277	26,571	1952	2/24/2022	\$316,000	\$139
 <p>2 Closed <i>MLS ID: 331616</i> 2021 Atapha Nene</p> <p>This all brick 50s ranch has 4 bedrooms 2 1/2 baths and 2174 square feet! This large, move-in-ready home in Indian Head Acres features a newly replaced roof, HVAC, kitchen appliances, toilets and other bathroom updates. Perfect for a multi-generational family, the home has separate living and family room, separate dining room plus a light and bright bonus room with built-in bookshelves. The bedroom and bathroom at back of house could be used as a large primary bedroom or mother-in-law-suite. Classic corner windows overlook a large azalea-lined yard with back patio. There are beautiful original hardwood floors in majority of property and plenty of 1950's charm. House also includes a bomb/storm shelter which is not included in square footage could be turned into a wine cellar. Indian Head Acres has two parks, walking trails along creek and monthly pot luck suppers!</p> <p><i>Courtesy of KANT REALTY OF NORTH FLORIDA L</i></p>	Single Family	4/3	2,174	23,522	1952	12/6/2021	\$245,000	\$113
 <p>3 Closed <i>MLS ID: 339814</i> 2014 Wahalaw Nene</p> <p>Well updated Mid Century Modern in popular Indian Head Acres. Kitchen, baths, floors, lights and more upgraded in 2018. Open floor plan.</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>	Single Family	3/2	1,176	17,424	1958	11/29/2021	\$200,000	\$170

Closed: 4 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
4 ■ Closed 1823 Tamiami Dr	Single Family	3/2	1,529	13,068	1959	12/3/2021	\$275,000	\$180

MLS ID: 339997

Courtesy of CHANGING TIMES REALTY

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>

