

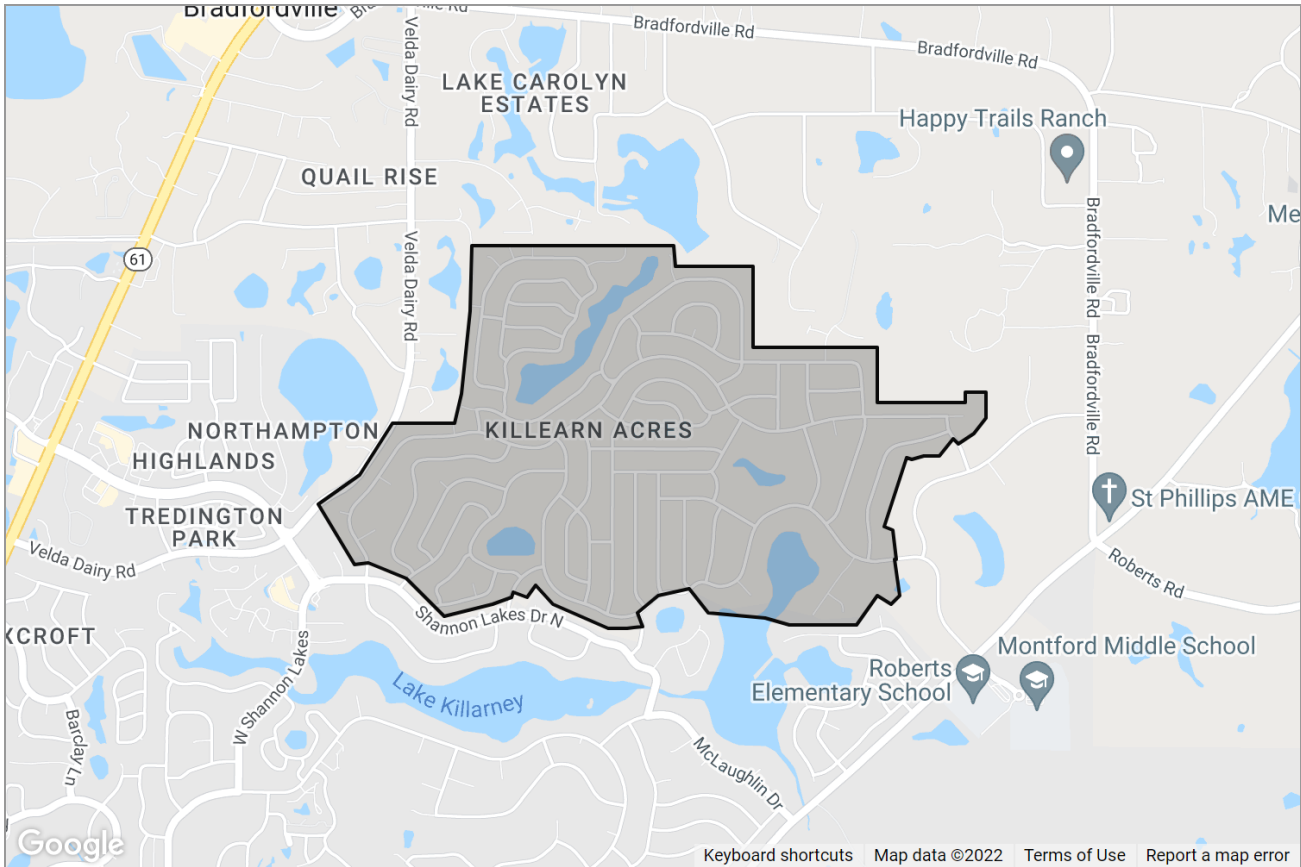


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

Killearn Acres in Leon County, FL



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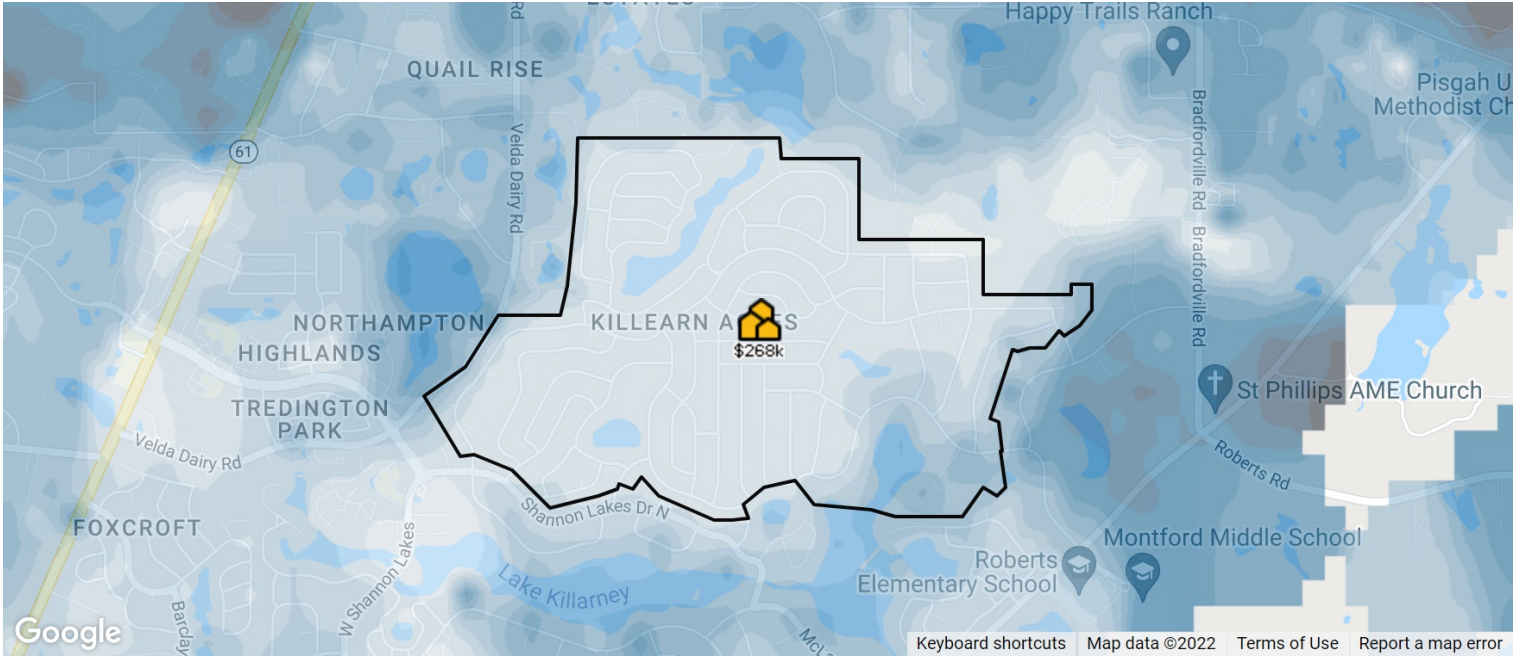
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Killearn Acres in Leon County, FL

Market Snapshot: Estimated Home Values



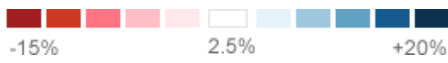
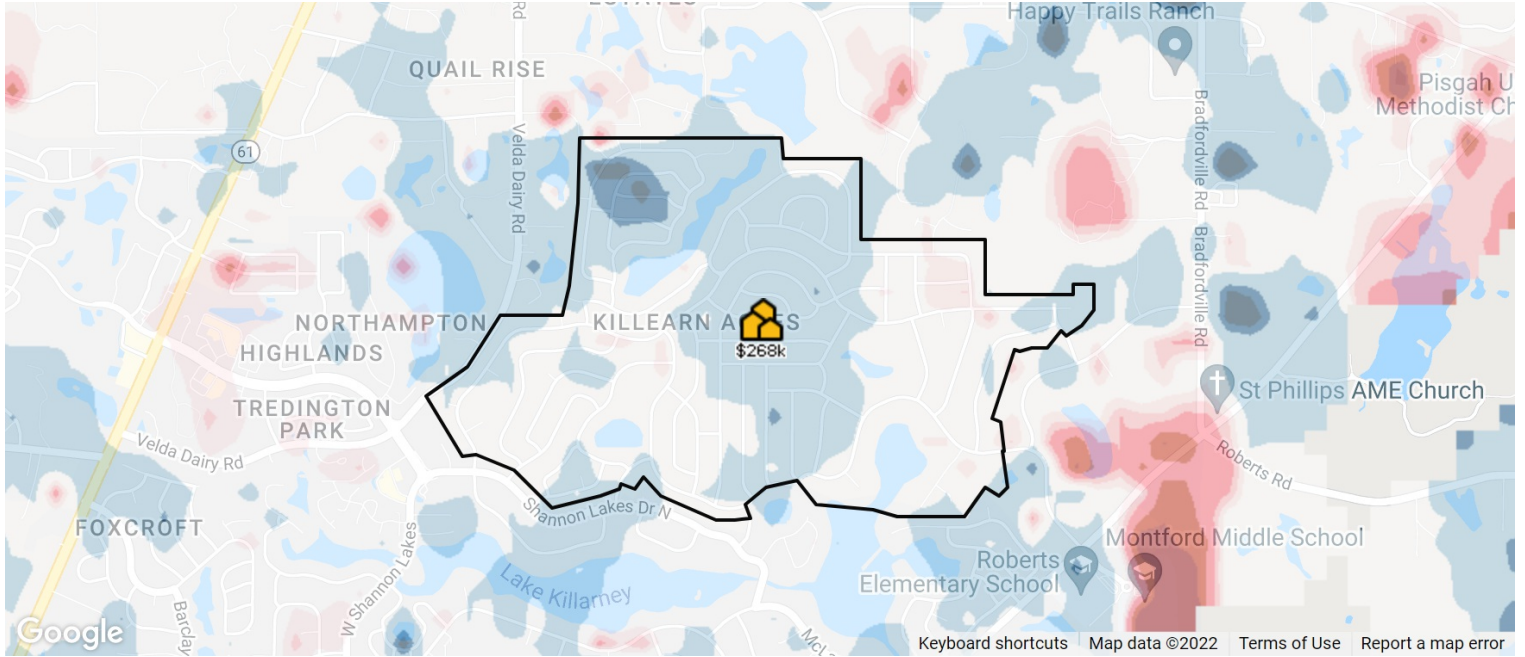
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$268K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 0.46%</p>	<p>Change Over Last 3 Months</p> <p>↑ 1.13%</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 27.59%</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.

Killearn Acres in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



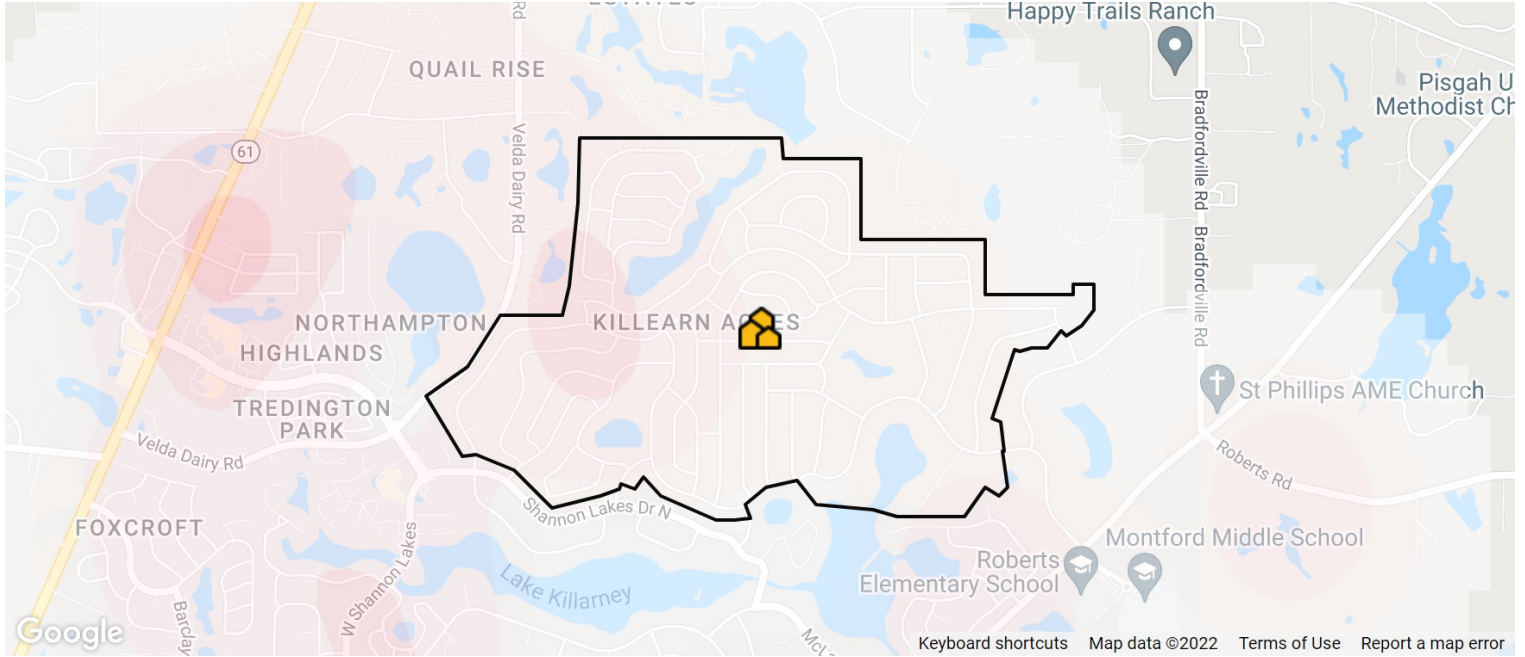
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$268K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.05%</p>	<p>Change Over Last 24 Months</p> <p>↑ 27.59%</p>	<p>Change Over Last 36 Months</p> <p>↑ 28.68%</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.

Killearn Acres in Leon County, FL

Market Snapshot: Concentration of Distressed Properties



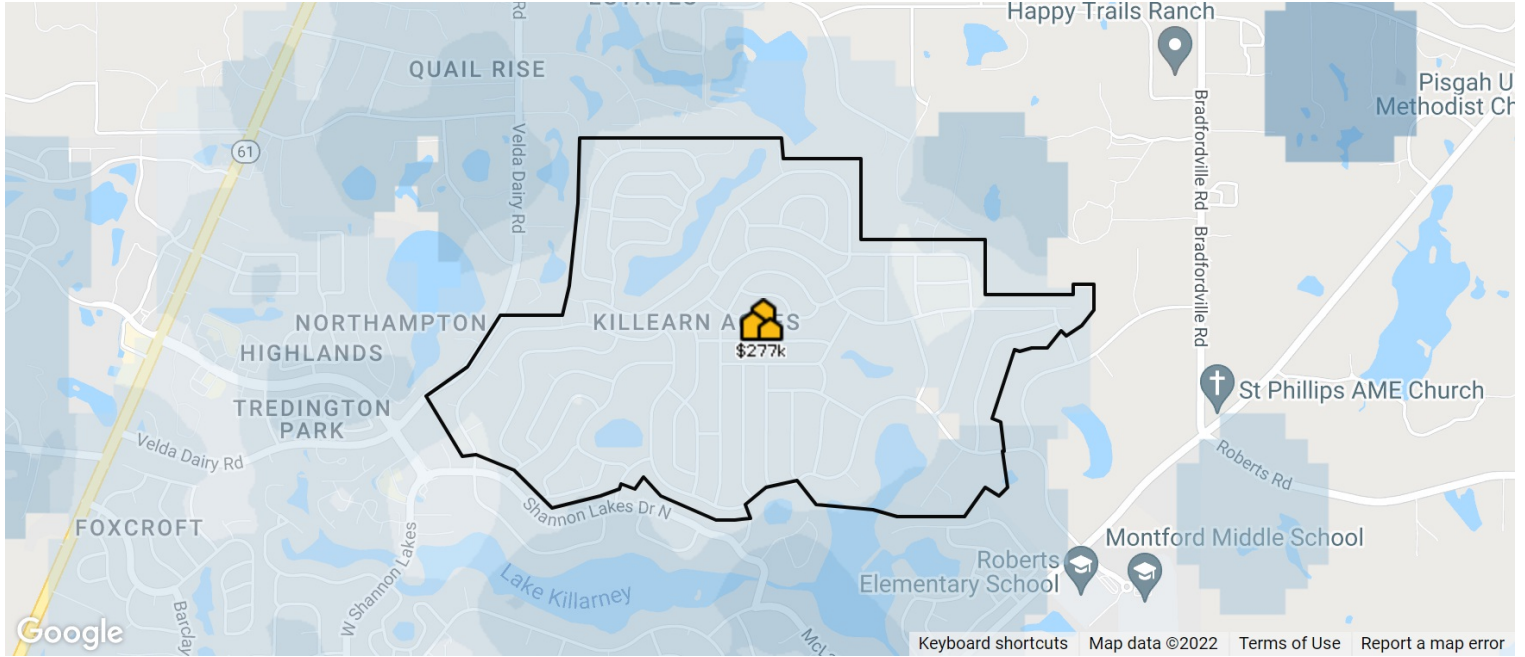
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">2</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;">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.

Killearn Acres in Leon County, FL

Market Snapshot: Sales Price



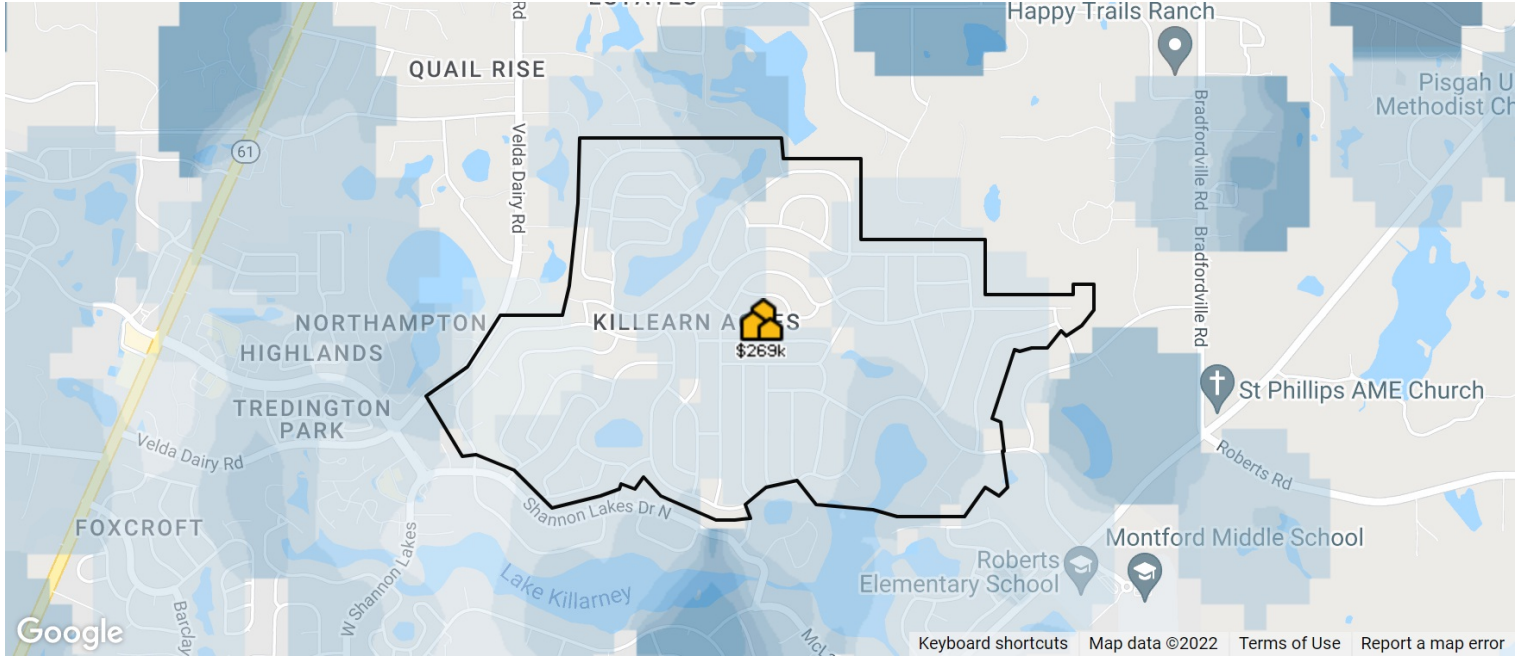
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$277K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 1.46%</p>	<p>Change Over Last 3 Months</p> <p>↑ 3.51%</p>	<p>Change Over Last 12 Months</p> <p>↑ 20.61%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **public records** data.

Killearn Acres in Leon County, FL

Market Snapshot: List Price

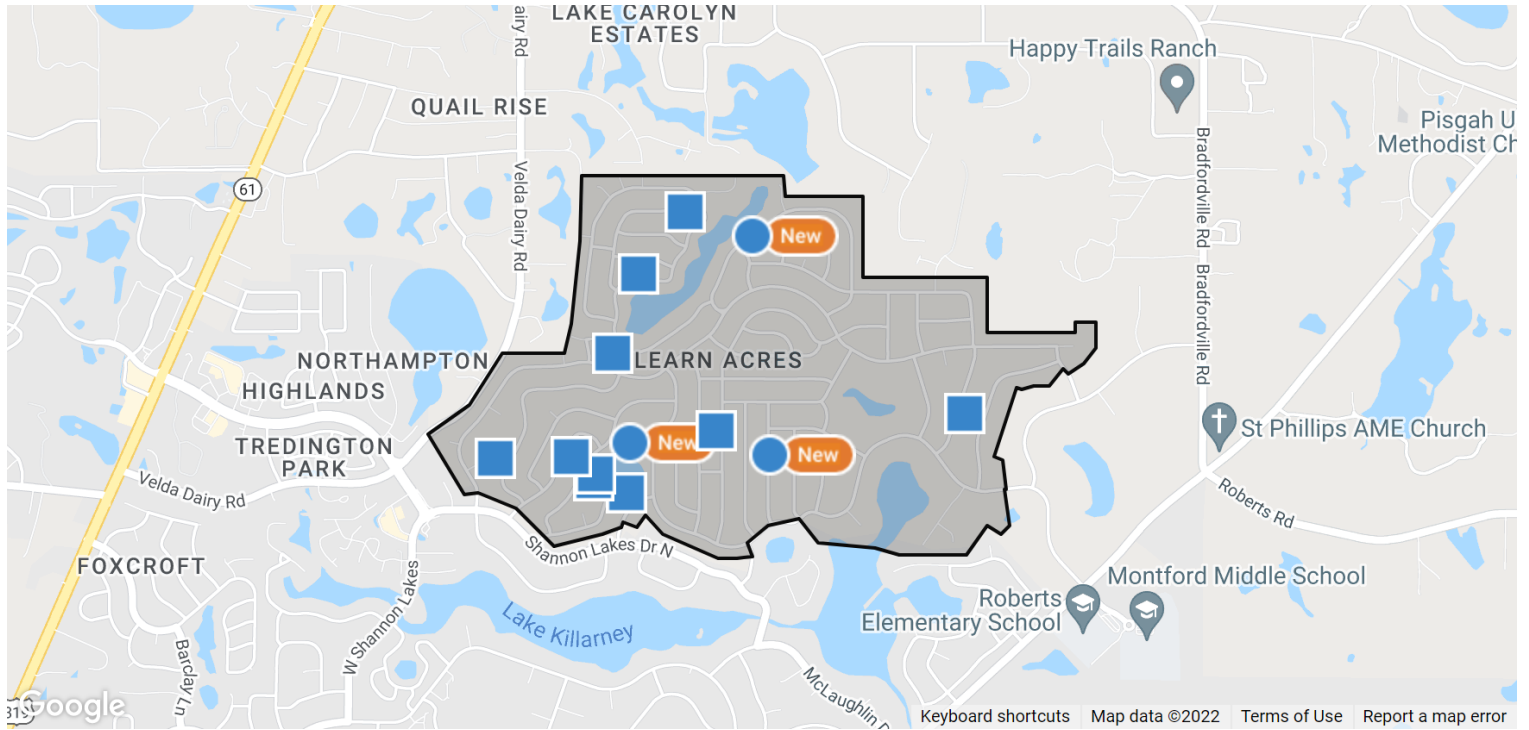


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.



<p>Median List Price</p> <p>\$269K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 1.1%</p>	<p>Change Over Last 12 Months</p> <p>↑ 12.08%</p>	<p>Change Over Last 24 Months</p> <p>↑ 13.29%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

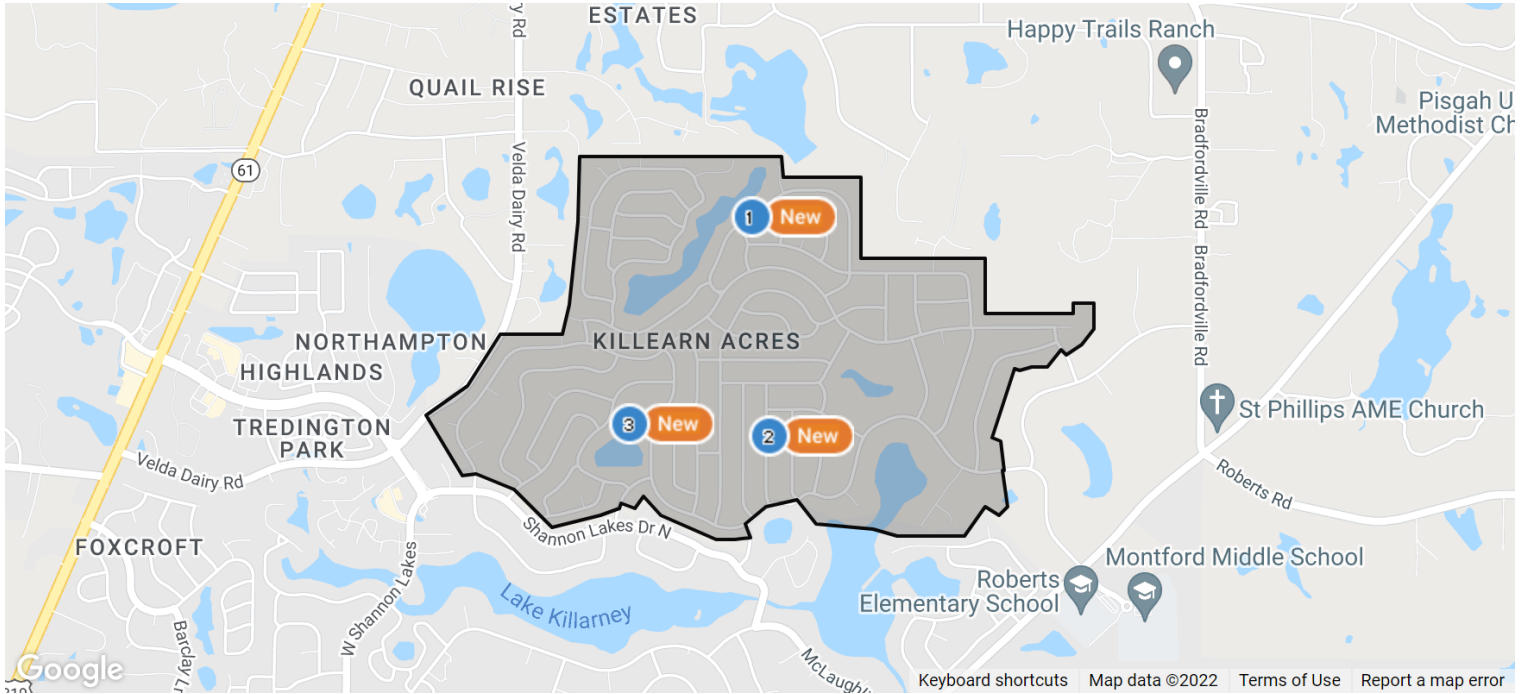
Market Activity Summary Stats






Search Criteria | **Location:** Killearn Acres 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

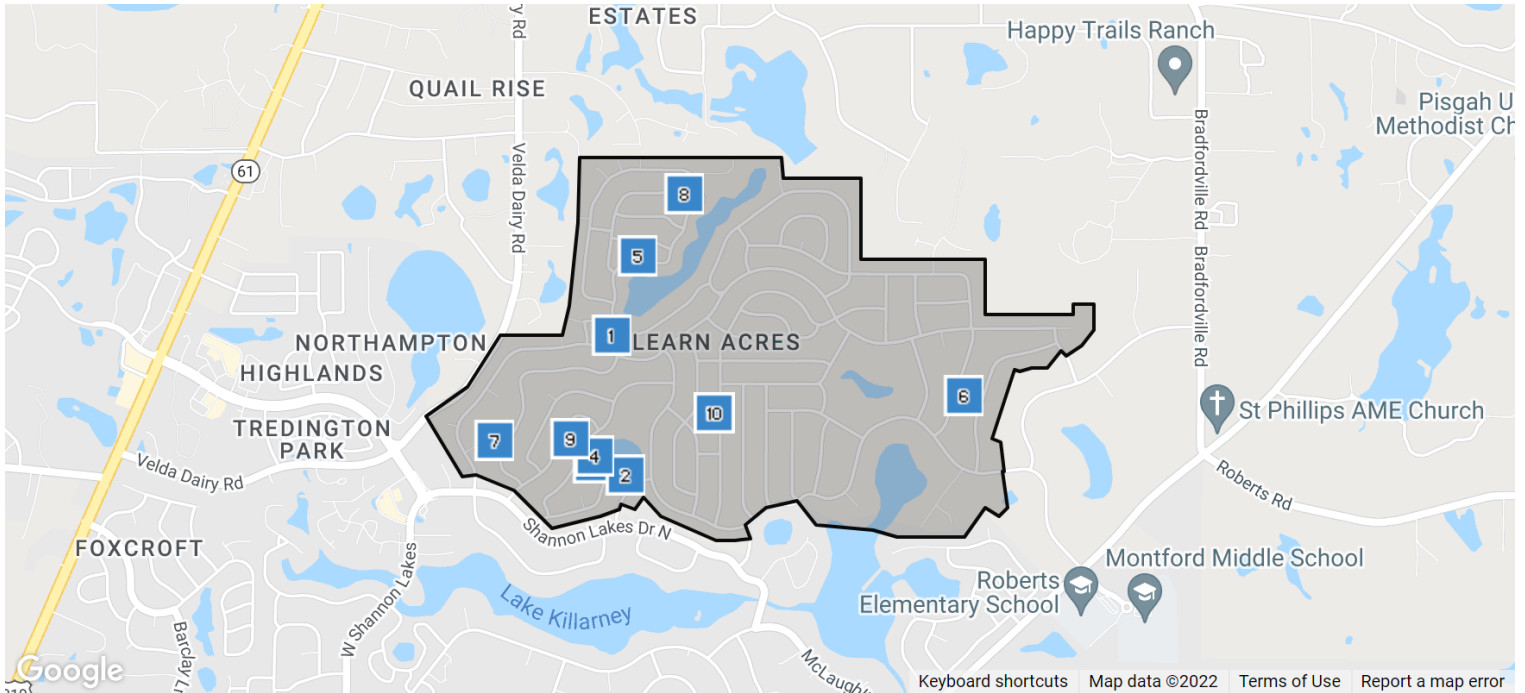
	 New Listings	 Closed
Number of Properties	3	10
Low Price / Value	\$229,900	\$260,000
Median Price / Value	\$275,000	\$300,500
High Price / Value	\$325,000	\$365,000
Average Price / Sq. Ft.	\$174	\$195
Median Price / Sq. Ft.	\$183	\$201
Average Days in RPR	20	55
Median Days in RPR	8	46
Total Volume	\$829,900	\$3,031,400

Killearn Acres in Leon County, FL






New Listings: 3






	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: 342407</i> 6712 Johnstown Loop</p> <p>We will be calling for FINAL & BEST on 2/22/2022. This wonderful 4 bedroom 3 bath in the amazing Killearn Acres neighborhood with beautiful luxury vinyl plank (LVP) flooring, huge bedrooms, fireplace, large fenced in lot, with a 2nd Master Bedroom! It also has a Huge Sunroom too. In this market you know it'll be gone quick so see it before it's gone! Contingent on Inspections <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>	Single Family	4/3	2,212	19,602	1984	2/18/2022	\$325,000	\$147
 <p>2 Active <i>MLS ID: 342424</i> 6439 Count Turf Trl</p> <p>DUE TO MULTIPLE OFFERS, ALL OFFERS MUST BE SUBMITTED BY 8AM TUESDAY (2.22.22) MORNING WITH AN ANSWER BY 12PM WEDNESDAY (2.23.22). Beautiful Killearn Acres Home on almost a half-acre! The large open floor plan offers a combo Dining Room / Living Room with a great wood burning fireplace, that leads into its fabulous Kitchen, offering stainless steel appliances including a wine refrigerator, corian counters, farm style sink, and pantry. The second story is a large Master Suite with a walk-in closet, private bathroom with a great walk-in shower, and a cozy balcony. The two bedrooms downstairs are spacious with walk-in closets. The deck leads to a large fenced in backyard perfect for kids or grandkids, pets, or any outdoor enthusiast looking to retreat to their own oasis <i>Listing Courtesy of THE ELITE GROUP</i></p>	Single Family	3/2	1,502	20,473	1977	2/18/2022	\$275,000	\$183
 <p>3 Active <i>MLS ID: 341058</i> 4752 Pimlico Dr</p> <p>Great location and all A schools. Cute house on the hill across from the Pimlico Park! Open living/dining area. Lots of light, cathedral ceilings & brick fireplace. All laminate wood floors for easy maintenance & updated appeal. low-maintenance brick & vinyl siding, separately fenced sideyard & large fenced backyard, too! 2-car garage for storage & great views across the street to the Pimlico Park and beautiful lake. Property is vacant and easy to show. <i>Listing Courtesy of BROGGER REAL ESTATE SERVICES</i></p>	Single Family	3/2	1,189	13,068	1987	1/12/2022	\$229,900	\$193





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>1 Closed <i>MLS ID: 340899</i> 3129 Lookout Trl</p> <p>Beautiful home in Popular Killeam Acres! This 3bedroom 2 bath home has been completely remodeled from floor to ceiling! New roof, luxury vinyl plank flooring, new carpet, all new paint, brand new kitchen cabinets, quartz countertops, stainless appliances, amazing master bath remodel as well as other full bath remodel, extensive tree removal, all new lighting throughout the house, and more!!! <i>Courtesy of COLDWELL BANKER HARTUNG</i></p>	Single Family	3/2	1,204	16,117	1982	2/4/2022	\$284,400	\$236
 <p>2 Closed <i>MLS ID: 338899</i> 6501 Alan A Dale Trl</p> <p>Beautiful cotemporary style lake view home in Killeam Acres. This move-in ready home features an open floor plan, vaulted ceilings in the living area, wood burning all brick fireplace inside and outside, an updated kitchen, with loft above, and inside laundry. Enjoy the gorgeous views of the beautiful lake from the many interior windows, sit outside and relax on the expansive deck and enjoy cottage-like life as you take in all of natures beauty. Outside storage/workshop and hot tub included. <i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>	Single Family	3/2	1,782	27,007	1983	12/3/2021	\$365,000	\$205
 <p>3 Closed <i>MLS ID: 338912</i> 6531 Alan A Dale Trl</p> <p>Lakeview home with pool in desirable Killeam Acres neighborhood! Contemporary style with great curb appeal. Unique architectural design for Tallahassee, it was designed by architect Robert Ferren for his personal home. Desirable split-floor plan with double-sided fireplace. Large master bedroom with fireplace and sliding glass doors for access to the backyard. Master bathroom includes roman tub, walk-in closet, and double vanity. 2016 HVAC, 2013 Roof. Detached two car garage. Located in a great neighborhood, good school district, and walking distance to a neighborhood park. Truly a unique gem. <i>Courtesy of MIDTOWN BROKERS REALTY, INC</i></p>	Single Family	3/2	1,524	25,700	1990	1/18/2022	\$325,000	\$213

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>4 Closed <i>MLS ID: 336706</i></p> <p>6543 Alan A Dale Trl</p> <p>Showings begin 8.30.21 * Enjoy your morning coffee sitting on your covered deck looking over Lake Sheelin. This 3BR/2BA, split plan home offers wonderful lake views and ample living space. The master has a large bathroom with walk in closet. There is a decorative fireplace in the living area that has ample natural light offering more lake views. Freshly painted two car garage. Roof 2021, HVAC 2019 Convenient to schools, shopping and dining.</p> <p><i>Courtesy of 1ST PROPERTY REAL ESTATE SALES</i></p>	Single Family	3/2	1,444	24,829	1989	12/3/2021	\$260,000	\$180
 <p>5 Closed <i>MLS ID: 337956</i></p> <p>6712 Donerail Trl</p> <p>REDUCED PRICE! BACK ON MARKET DUE TO BUYERS FINANCING. Northeast Tallahassee location- Killiam Acres. Three bedroom, two bath open floor plan home on .30 acres. PLEASE NOTE: Garage has been converted to extra living space but can be converted back BRAND NEW WATER HEATER, 2017 HVAC, 2009 ROOF. Featuring wood-look gray toned tile throughout, fresh paint, renovated bathrooms and more. Stainless steel appliances including a brand new stove and hood. Turnkey home ready for move-in. School zone includes Desoto Trail Elementary School, William J Montford Middle School and Chiles High School.</p> <p><i>Courtesy of ARMOR REALTY OF TALLAHASSEE</i></p>	Single Family	3/2	2,040	13,068	1980	12/30/2021	\$296,000	\$145
 <p>6 Closed <i>MLS ID: 340295</i></p> <p>6417 Forward Pass Trl</p> <p>Professional pictures coming soon. Great family home in Killiam Acres with 3 bedrooms and 2 bathrooms on a 1/2 acre lot. Wood floors throughout with carpet in the Master and guest bedrooms. Kitchen/sitting room has vaulted ceiling and a large pantry and stainless steel appliances. Separate dining room. Large family room with fireplace opens to huge backyard. Master bedroom opens to a porch sitting area. Greenhouse and shed in the omately landscaped backyard. 2020 Roof and 2021 HVAC.</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>	Single Family	3/2	1,740	21,780	1982	1/24/2022	\$320,000	\$184
 <p>7 Closed <i>MLS ID: 339869</i></p> <p>2913 Gallahadion Ct</p> <p>JUMP ON THIS ONE!!! Wonderful 3 bedroom (plus an office or 4th bedroom just off the master suite), 2 bath Killiam Acres home tucked on a quiet culdesac and backing up to an awesome neighborhood park. Large master suite with wood floors and double vanities in bathroom. Totally renovated kitchen with shaker style cabinets, granite tops, and stainless steel appliance package. Light and bright family room with vaulted ceilings and fireplace, and spacious separate dining room. HUGE screened porch (12x44) on the rear of the home with custom built bed style porch swing overlooking private backyard. Recently built concrete backyard sitting area with gas fire pit just in time for these chilly nights! So much to offer!</p> <p><i>Courtesy of PROPER REAL ESTATE ADVISORS</i></p>	Single Family	3/2	1,720	24,393	1987	1/6/2022	\$338,000	\$197
 <p>8 Closed <i>MLS ID: 339402</i></p> <p>6848 Hill Gail Trl</p> <p>There's so much to love about this completely renovated home in Killiam Acres! This 3 bedroom/2 bath stylish home is light, bright and offers an open floor plan. Some of the highlights of this beautiful, turn key home include: all new pergo LVP flooring throughout, new energy star windows, new sliding glass door, new wood cabinets, new quartz countertops with granite and quartz backsplash, new interior and exterior paint, new stainless steel range and dishwasher, new large single basin sink, new lighting, new interior doors and hardware, 2019 roof and so much more!!! Open House on Sunday, 11/21 from 1 - 4 pm.</p> <p><i>Courtesy of WHALEN REALTY, LLC</i></p>	Single Family	3/2	1,230	12,632	1981	12/29/2021	\$265,000	\$215

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 ■ Closed <i>MLS ID: 339234</i>	6455 Joe Cotton Trl Single Family	3/2 1,468	13,503	1983	12/30/2021	\$305,000	\$208
Rare opportunity to buy a move-in ready pool home in an "A" school zone for under \$300K! This 3/2 has been lovingly renovated and features gorgeous wood laminate floors, a completely updated kitchen with stainless appliances, and an amazing primary bath with double sinks and a granite-topped vanity area. The backyard is an entertainer's dream with a screened porch, huge deck surrounding the pool, and a large grass area with a fire pit! Walking distance to a neighborhood park with a lake, this one won't last long! <i>Courtesy of HAMILTON REALTY ADVISORS LLC</i>								
	10 ■ Closed <i>MLS ID: 340676</i>	6524 Kingman Trl Single Family	3/2 1,590	13,068	1990	12/29/2021	\$273,000	\$172
Wonderful home in Killeam Acres. Very open floor plan, large kitchen with a bar and pantry, lots of natural light, volume ceilings in the great room. All new flooring and fresh interior paint and 2020 roof. Owner's suite bathroom updated nicely. <i>Courtesy of RE/MAX PROFESSIONALS REALTY</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>

