

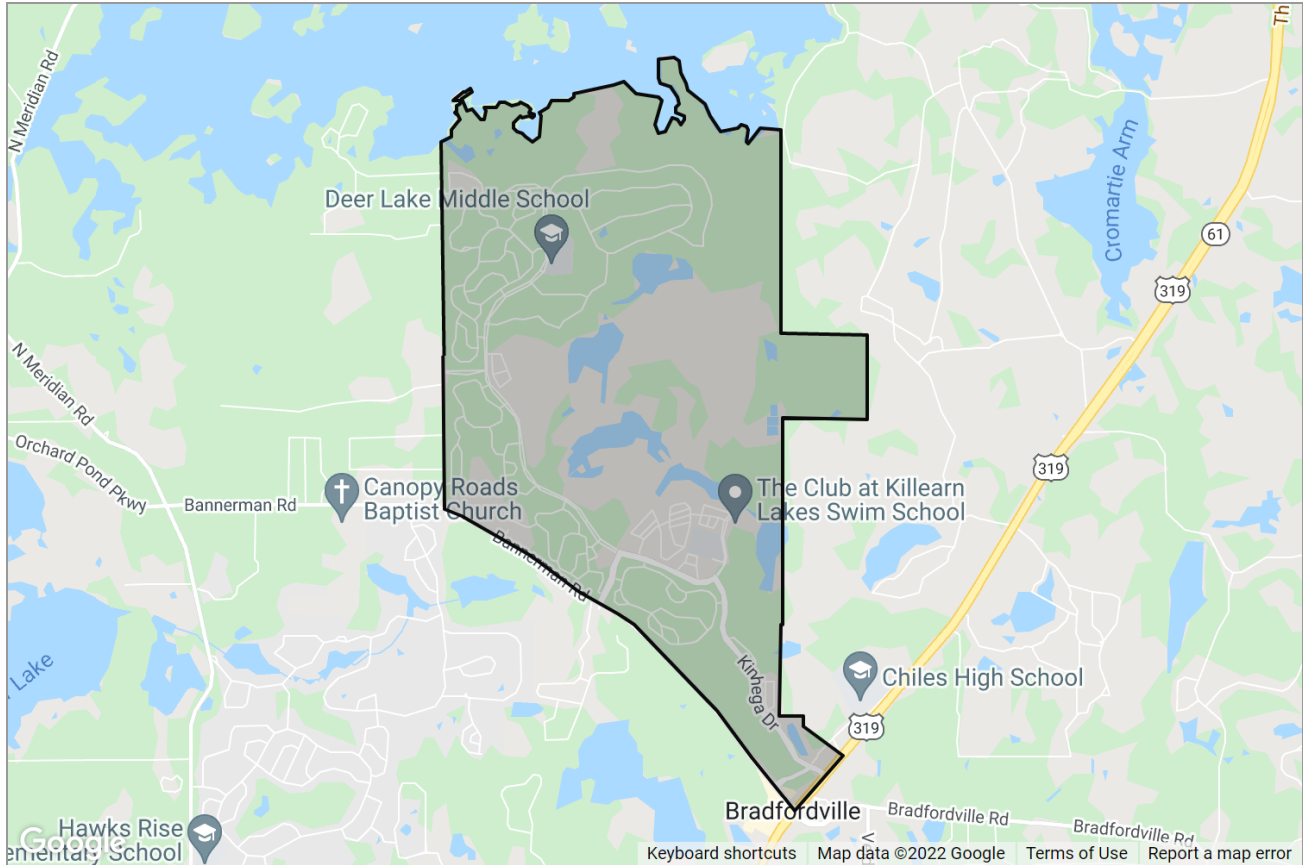


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

Killearn Lakes in Leon County, FL



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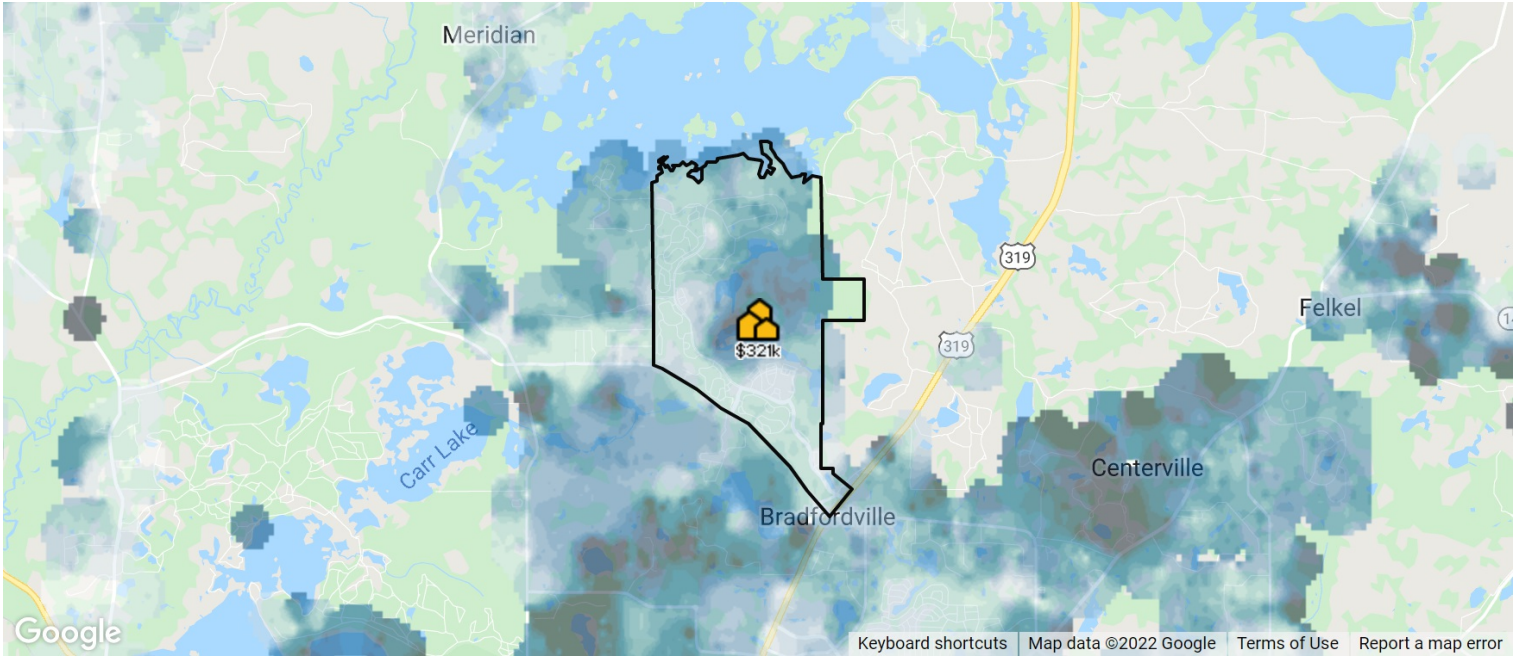
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Killearn Lakes in Leon County, FL

Market Snapshot: Estimated Home Values



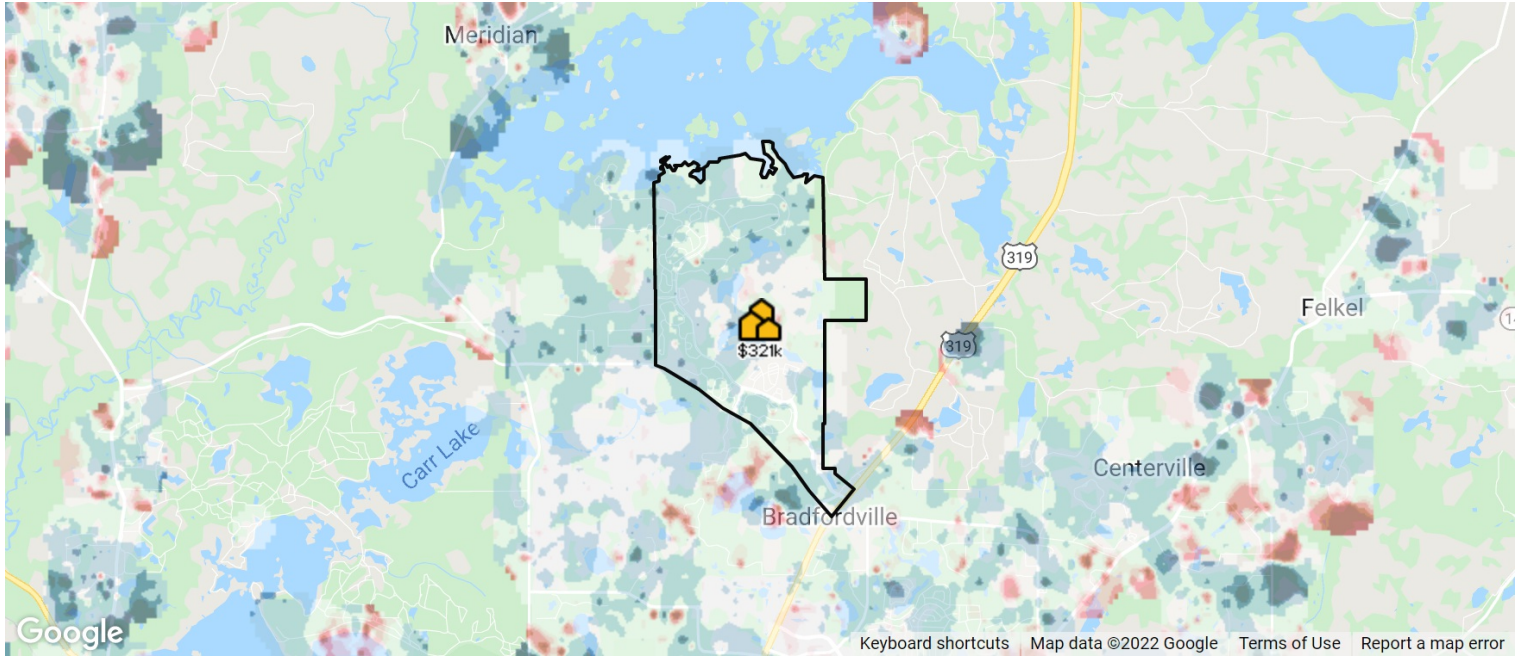
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$321K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.35%</p>	<p>Change Over Last 3 Months</p> <p>↑ 2.04%</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.74%</p>	<p>Change Over Last 24 Months</p> <p>↑ 25.74%</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 Lakes in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

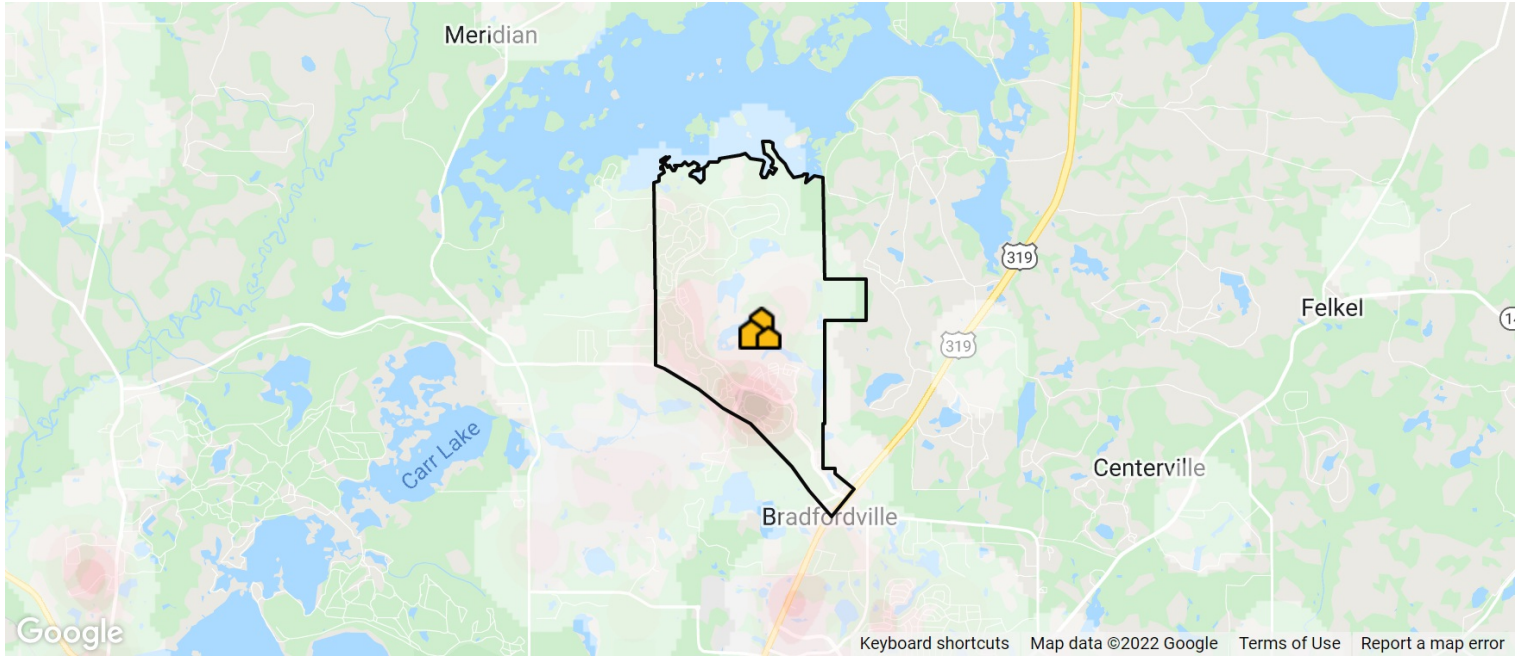
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$321K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.74%</p>	<p>Change Over Last 24 Months</p> <p>↑ 25.74%</p>	<p>Change Over Last 36 Months</p> <p>↑ 29.59%</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 Lakes in Leon County, FL

Market Snapshot: Concentration of Distressed Properties



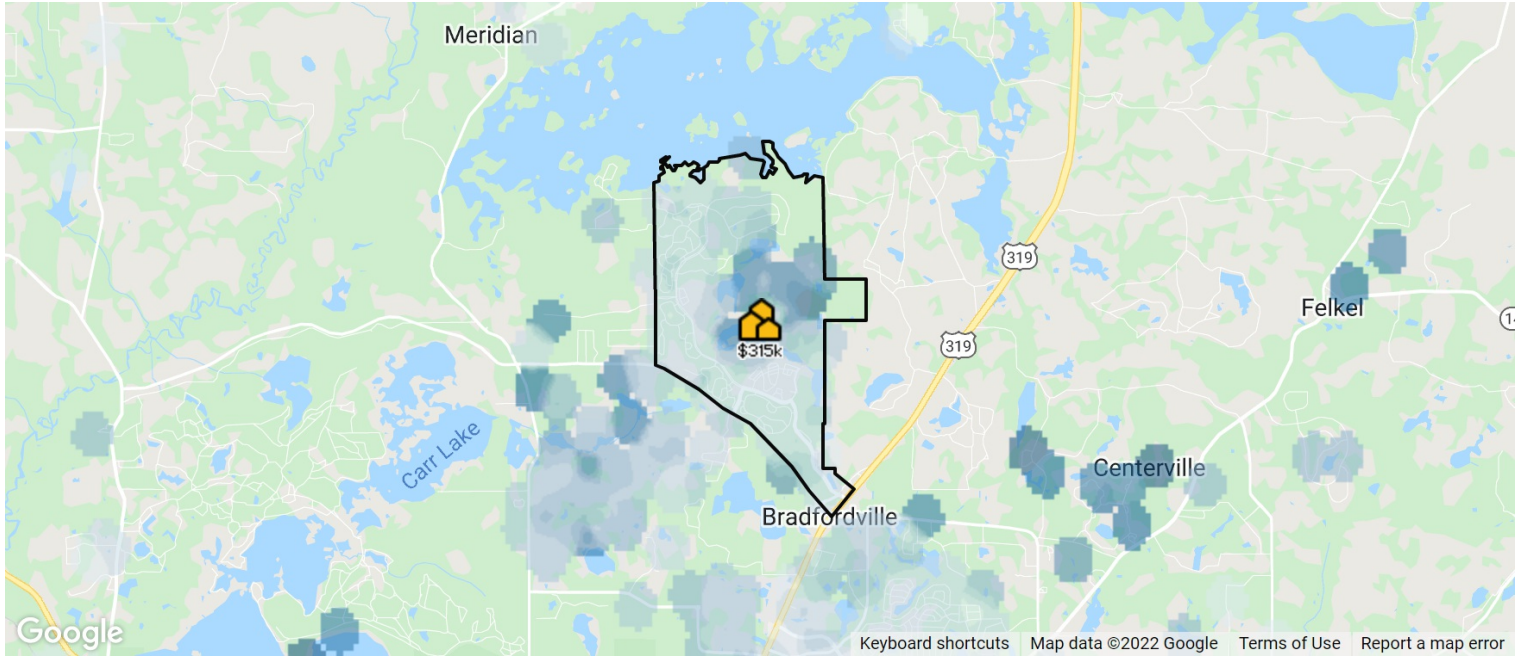
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>5</p> <p>Updated: 2/26/2022</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>3</p>	<p># of Foreclosed</p> <p>2</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 Lakes in Leon County, FL

Market Snapshot: Sales Price

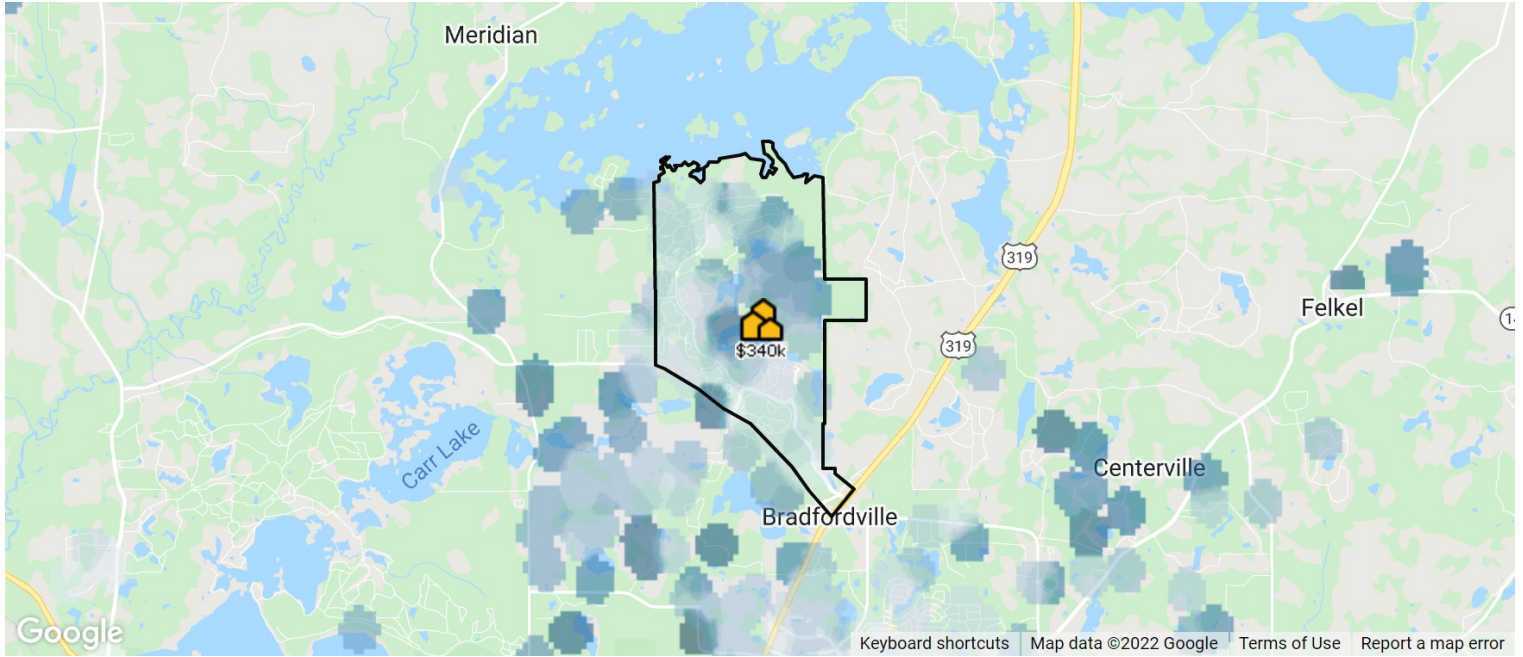


<p>Median Sales Price</p> <p>\$315K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 13.22%</p>	<p>Change Over Last 3 Months</p> <p>↑ 9.95%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.53%</p>	<p>Change Over Last 24 Months</p> <p>↑ 12.5%</p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Killearn Lakes in Leon County, FL

Market Snapshot: List Price



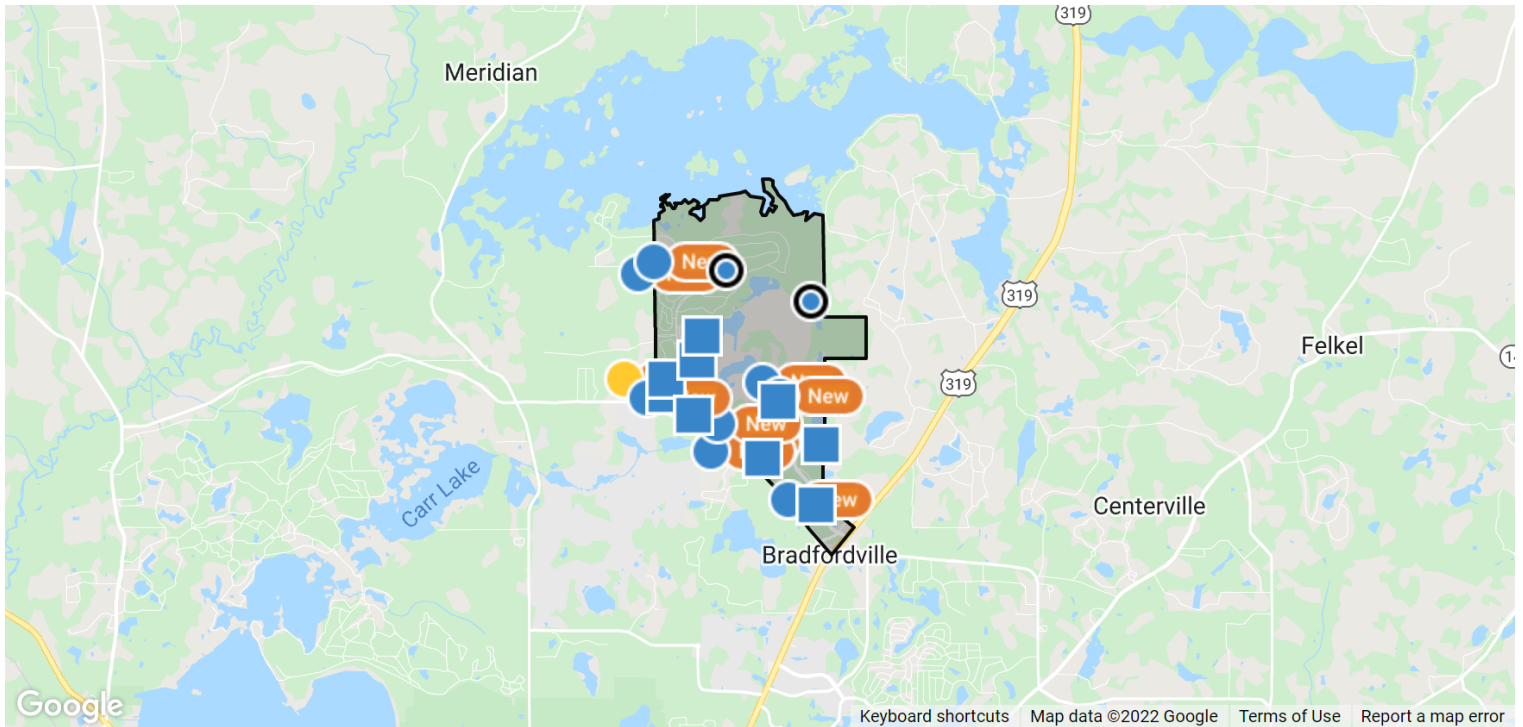
<\$100k
 \$500k
 >\$5m

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>\$340K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↓ 2.86%</p>	<p>Change Over Last 3 Months</p> <p>↓ 9.33%</p>	<p>Change Over Last 12 Months</p> <p>↑ 9.36%</p>	<p>Change Over Last 24 Months</p> <p>↑ 44.53%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

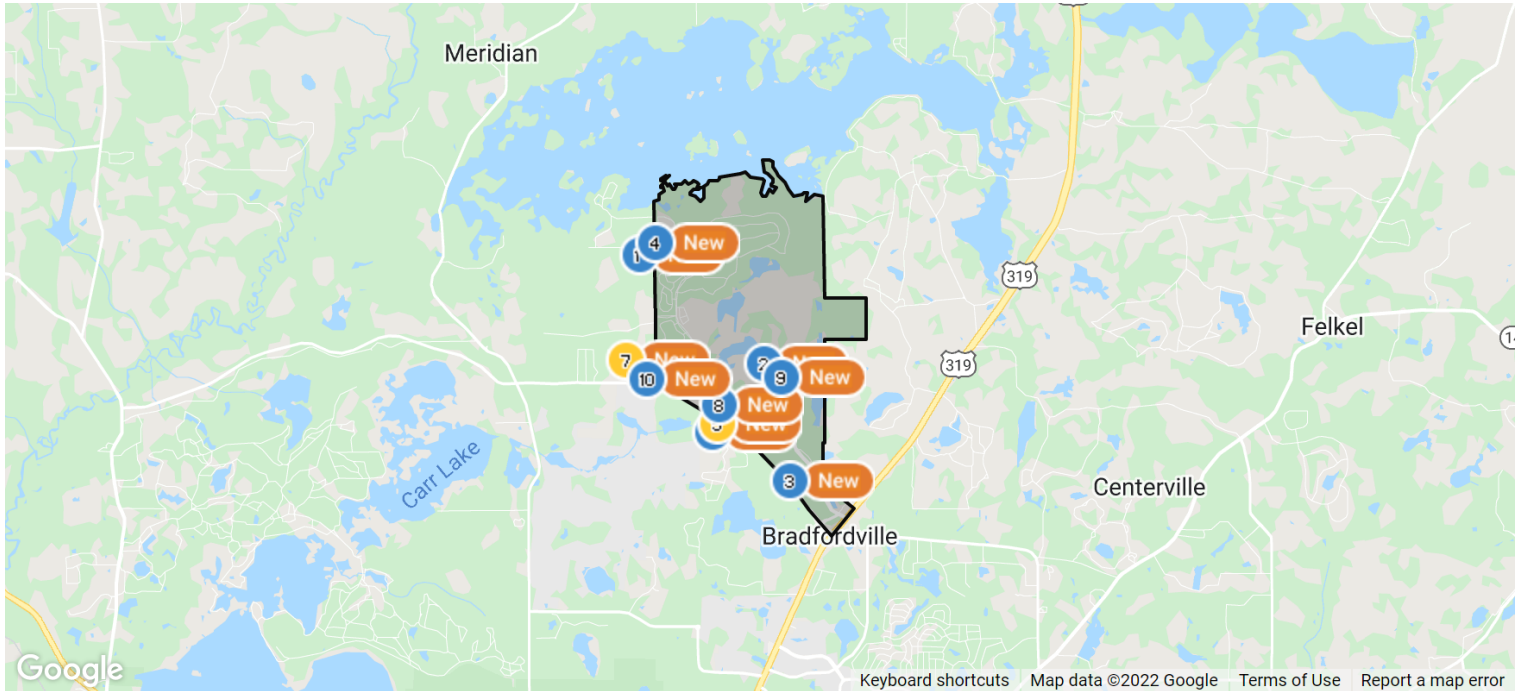
Market Activity Summary Stats






Search Criteria | **Location:** Killeam Lakes 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
Number of Properties	10	3	10
Low Price / Value	\$1,895	\$460,736	\$230,000
Median Price / Value	\$302,500	\$670,000	\$376,000
High Price / Value	\$410,000	\$675,000	\$490,000
Average Price / Sq. Ft.	\$146	\$201	\$182
Median Price / Sq. Ft.	\$172	\$196	\$187
Average Days in RPR	10	219	110
Median Days in RPR	9	42	44
Total Volume	\$2,639,995	\$1,805,736	\$3,657,505







Killearn Lakes in Leon County, FL



New Listings: 10

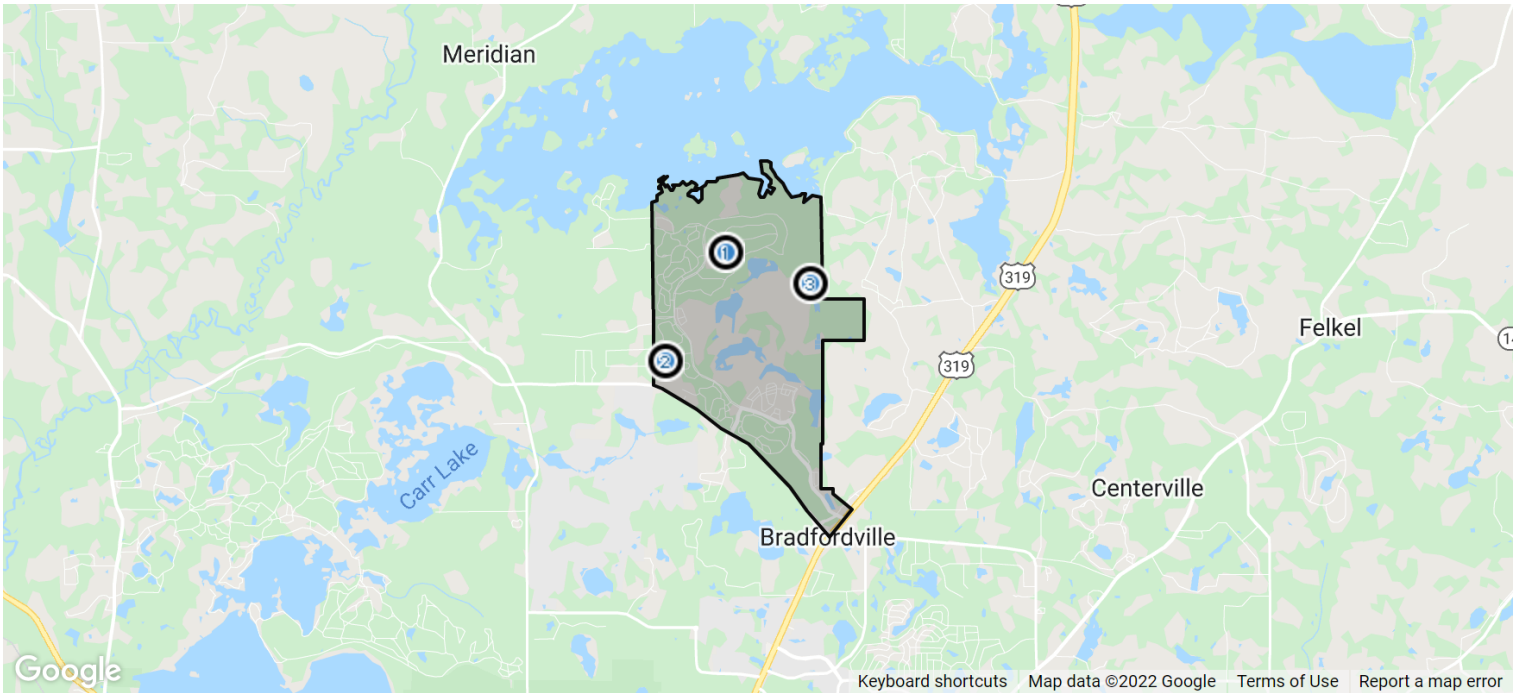
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active <i>MLS ID: 342641</i></p> <p>1583 Copperfield Cir</p> <p>This is a gorgeous 3/2 w/ 2198 sqft on a large .40 acre lot & a privacy fenced backyard. This home offers a versatile, great room style living space w/ a split bedroom floor plan. Enjoy a family room w/ cathedral ceilings, a fireplace, column accents & beautiful built-ins that opens to a spacious 12x12 nook perfect for a home office. There is a large front room off of the entry & adjacent to the kitchen that could be used as a formal living room or dining room. The eat-in kitchen has a large dining space, granite counters & updated appliances. You will love the over-sized master suite w/ luxury bath and walk-in closet. Great school zones, fun outdoor spaces such as a lovely screen porch, BBQ'ing deck & private backyard. Roof 2005; HVAC 2012; Appliances 2012</p> <p><i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>	Single Family	3/2	2,198	17,424	1991	2/25/2022	\$379,900	\$173
 <p>2 Active <i>MLS ID: 342371</i></p> <p>8804 Edenrock Ln</p> <p>Highly desired neighborhood with updated amazing kitchen, bathroom, bedroom and more. A fantastic spacious family home with open living and dining room areas an eat-in kitchen. All bedrooms are spacious, w/master having bay window, cozy bath and walk-in closet. A MUST SEE!</p> <p><i>Listing Courtesy of PRO PLAYERS REALTY USA</i></p>	Single Family	3/2	2,219	23,522	1986	2/18/2022	\$359,900	\$162
 <p>3 Active <i>MLS ID: 342468</i></p> <p>7325 Hollis St</p> <p>Quiet NE Townhome in Killearn Lakes close to parks, schools, Bannerman Shopping and Restaurants. Home features 2 car garage, gas fireplace, Spacious 1 floor layout with large living room, kitchen, laundry and large bedrooms.</p> <p><i>Listing Courtesy of BLUEWATER REALTY GROUP</i></p>	Condo/Townhouse/Apt.	3/2	1,462	4,356	1997	2/22/2022	\$249,900	\$171

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	MLS ID: 342428						
1545 Copperfield Cir	Single Family	3/2	2,138	13,503	1991	2/21/2022	\$379,900	\$178
Highly desired Killdear Lakes Home 3BR/2BA plus a separate 12x11 office, Updates include 8/2018 HVAC & 2018 refrigerator, 2017-bathroom updates 2019 range, tankless water heater and a new Bosch Dishwasher. Fenced backyard with fire pit and when you're winding down enjoy the heated and cooled all-season Sunroom. <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i>								
	5 ● Active	MLS ID: 342379						
3348 Micanopy Trl	Single Family	4/3	2,250	14,375	2008	2/17/2022	\$3,500 mo.	\$2
Four bedroom, three FULL bathrooms, one-story brick home in Killdear Lakes! This beautiful 2250' home residing within AAA school zones includes a two car garage with an oversized extended driveway. NEW deck addition with privacy wall. Green space on three of the four sides of the home. BRAND NEW LG kitchen appliances (oven has a built in air fryer), NEW HVAC, NEW paint and NEW modern fixtures throughout. NEW leather powered reclining couches with matching coffee table and end tables. The master bedroom is spacious and offers a large walk-in closet with his and hers sinks, walk-in shower and jetted tub. The remaining three bedrooms feature large windows, built-in closets, and also two other full-bathrooms. This spacious and private home features a modern open floor plan being built in 2008, beautiful foyer upon entry, large formal dining room, breakfast area, breakfast bar, walk-in pantry, over-sized family room with wood burning fireplace, large windows, tray ceilings, french doors, crown molding, and pillars throughout the home. Indoor laundry room is equipped with matching LG washer/dryer and laundry sink <i>Courtesy of JOE MANAUSA REAL ESTATE</i>								
	6 ● Active	MLS ID: 342294						
3237 Fawn Hill Trl	Single Family	3/2	1,424	11,325	1983	2/24/2022	\$250,000	\$176
This well maintained Killdear Lakes Home is close to schools, parks and shopping. Vaulted ceilings with fireplace in great room. Wood flooring throughout. No carpet. This 3 bedroom, 2 bath home is ready for a first time buyer or just downsizing. Granite countertops and stainless appliances 2021. Sunroom has many uses, office, playroom, etc. The large fenced private backyard and back deck are a great addition as well. Converted from septic to sewer in <i>Listing Courtesy of ARMOR REALTY OF TALLAHASSEE</i>								
	7 ● Active	MLS ID: 341383						
8736 Minnow Creek Dr	Single Family	3/2	1,144	-	1989	1/24/2022	\$1,895 mo.	\$2
Beautiful NE home, Great school zone, including Granite Countertops in Kitchen & Bathrooms, Carpet in Bedrooms, Fixtures, Hardware, & Interior Paint. High Ceilings, Gas Fireplace, Split Bedroom Plan. Screened Security Doors allow for Fresh Air. Covered Back Deck Overlooks Backyard with Built in Fire Pit. HOA Approved Privacy Gate on Driveway Allows for Parking of Boat, RV, or Trailer. <i>Courtesy of TLH REALTY INC.</i>								
	8 ● Active	MLS ID: 342329						
8603 Milford Ct	Single Family	3/2	1,623	6,098	2001	2/17/2022	\$305,000	\$188
Contingent on Inspections. Beautiful custom home grand foyer entry, high ceilings and open floorplan in desirable Deerfield Plantation. Living room has built in entertainment center over gas fireplace. This Living Room opens with French doors to screened porch and landscaped backyard great for entertaining. Large Master has remodeled master bath has beautiful tiled large walk-in shower with built in bench, 12 foot large closet. The kitchen boasts a bar and lots of counter space with a kitchen window over the sink <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i>								
	9 ● Active	MLS ID: 341860						
8104 Blue Quill Trl	Single Family	3/2	1,747	22,215	1987	2/14/2022	\$300,000	\$172
Classic Killdear Lakes 3 bedroom, 2 bathroom home on Blue Quill Trail. There is plenty of space for the whole family in this light and bright open floorplan. The home features a wood burning fireplace, open dining, and a large kitchen. The backyard boasts a spacious screened in porch to relax and enjoy the oversized wooded lot. Close to shopping at bannerman crossing and within walking distance to Deertake Middle School, this adorable home is ready for its next owner! <i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i>								

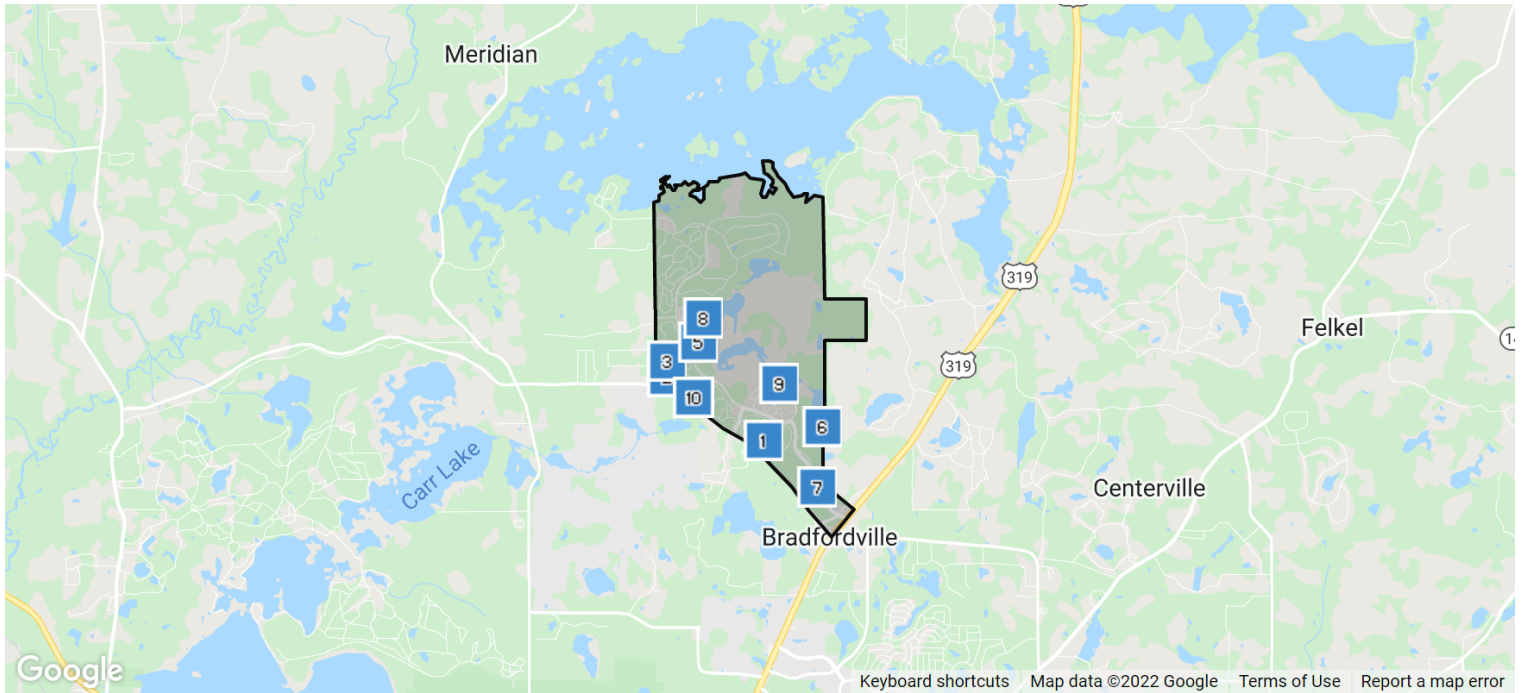
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	10 ● Active	MLS ID: 341404						
8745 Greenridge Ln	Single Family	3/2	1,717	6,098	2018	2/5/2022	\$410,000	\$239
<p>Open Mon, 2/7 from 12-3. Want new but don't want to wait? Check out this 3/2 in Chastain Manor w incredible upgrades! Beautiful rocking chair front porch w river rock filled planting beds on quiet cul de sac; Plantation shutters & rich engineered hardwood floors & crown moulding throughout; Welcoming entry foyer w wainscoting to private office w glass doors; Great room w tray ceiling, gas fp & built in bookcases; Light & bright dining area w coffered ceiling; Gorgeous kitchen w upgraded quartz counters, glass tile backsplash, stainless steel appliances including gas range & large island w breakfast bar; Oversized Owner's suite & deluxe bath w double vanity, walk-in shower, private water closet & VMC; Split plan w 2 ample guest beds & bath & indoor laundry/mudroom; Relaxing screened porch w tile overlooking greenspace; This one has it all!</p> <p><i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>								






Pending: 3



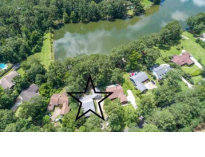



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending <i>MLS ID: 341077</i> 9908 Waters Meet Dr</p> <p>Enjoy the Tranquil, Picturesque drive to your Spectacular New Home. This Magnificent Home has many updates such as New Windows, New Plumbing Fixtures, New Kitchen Appliances, New Marble Countertops, New Paint Inside and Out, and many more updates. Never be in the dark because it has a Whole House Generator and Never run out of Hot Water it has a Gas Rinnai. Lower Level has a Bedroom, Living Area, Full Bath, Laundry, and has it's own Entrance, Perfect for a Mother in Law suite or Airbnb. <i>Listing Courtesy of ARMOR REALTY OF TALLAHASSEE</i></p>	Single Family	4/4	3,436	98,010	1/15/2022	\$675,000	2/24/2022	\$196
 <p>2 Pending <i>MLS ID: 322242</i> 8701 Glenoak Trl</p> <p>Permanent Model - Not For Sale. Our Azalea model is available now in Chastain Manor! This 4 bed (plus bonus and flex room), 2.5 bath, 2572 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate. <i>Listing Courtesy of CAPITAL PROPERTY CONSULTANTS</i></p>	Single Family	4/3	2,572	6,098	7/30/2020	\$460,736	2/18/2022	\$179
 <p>3 Pending <i>MLS ID: 341257</i> 9208 Shoal Creek Dr</p> <p>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. <i>Listing Courtesy of COMMUNITY REALTY ASSOCIATES</i></p>	Single Family	4/3	2,942	23,522	1/19/2022	\$670,000	2/4/2022	\$228




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: 340241</i> 7952 Briarcreek Rd S</p> <p>Single Family 3/2 1,382 11,325 1987 1/28/2022 \$275,000 \$199</p> <p>An absolute charming home on a popular Killeam Lakes road. The house comes with a split floorplan and has an open concept so that family members can have their own bedroom space while still being together in the living/dining/kitchen area of the house. The master bedroom includes a walk-in closet, updated bathroom, and access to the large screened porch. The seller recently removed several trees in the fenced in backyard so there is a ton of flat grassy land to run, play catch, and just enjoy the outdoors. If a two car garage is on your list, this house includes that plus has amazing curb appeal. Top rated school zones are just another perk to this house. This could possibly be the home you have been waiting for.</p> <p><i>Courtesy of HILL SPOONER & ELLIOTT INC</i></p>								
 <p>2 Closed <i>MLS ID: 340799</i> 1725 Broken Bow Trl</p> <p>Single Family 3/2 1,488 21,780 1997 2/4/2022 \$285,100 \$192</p> <p>**Multiple offer situation. Accepting offers until 4pm on Saturday, January 8, 2021. Sellers will make a decision by 4pm Sunday.** Killeam Lakes 3/2 Updated with large lot/backyard! Open living space with vaulted ceiling, sunroom overlooking backyard and deck. Granite and newer stainless appliances in kitchen. Master has his and hers sinks! Hardwoods and tile throughout. Move In Ready in the most asked for school zones in Tallahassee!</p> <p><i>Courtesy of BEVIS REALTY</i></p>								
 <p>3 Closed <i>MLS ID: 341850</i> 8728 Glenoak Trl</p> <p>Single Family 4/3 2,572 6,098 2021 2/2/2022 \$417,306 \$162</p> <p>Our Azalea model is available now in Chastain Manor! This 4 bed (plus bonus and flex room), 2.5 bath, 2572 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate.</p> <p><i>Courtesy of CAPITAL PROPERTY CONSULTANTS</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.
	4 Closed	MLS ID: 341853						
8737 Glenoak Trl	Single Family	4/3	2,572	6,098	2021	2/3/2022	\$453,099	\$176
Our Azalea model is available now in Chastain Manor! This 4 bed (plus bonus and flex room), 2.5 bath, 2572 sq. ft. floor plan offers several custom features and a beautiful open concept floor plan. Under construction - photos of previous model. For details, see the marketing kit attached. Lot size and measurements approximate. <i>Courtesy of CAPITAL PROPERTY CONSULTANTS</i>								
	5 Closed	MLS ID: 339998						
1625 New Legend Ct	Single Family	3/2	2,077	6,969	2001	1/28/2022	\$407,000	\$196
Gated community on a quiet cul da 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>								
	6 Closed	MLS ID: 334854						
3472 Valley Creek Dr	Single Family	3/3	3,222	20,037	1990	1/31/2022	\$490,000	\$152
Classic craftsman, one owner and move in condition! Easy living, low maintenance and comfortable home on Lake. 3rd floor bonus room (27x18) for games, exercise equipment etc. with 18x9 closet/storage room. Extra large bedrooms. 3 separate HVAC systems and public sewer already done. Fantastic huge sunroom (37x11) with 12 windows overlooking lake. New roof in 2017. Extra insulation in all walls and between floors. Sunroom leads to breezeway to detached garage. Apartment (Teenager's paradise) with full bath, kitchenette (refridgerator stays), private entrance and deck over two car garage. Sq.ft.includes 288 sq ft. apartment <i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>								
	7 Closed	MLS ID: 341588						
7100 Towner Trce	Single Family	3/2	1,312	5,227	1996	2/25/2022	\$230,000	\$175
This three-bedroom, two-bathroom townhouse in Killlearn Lake's Scotswood subdivision has a huge corner lot and a beautiful fenced-in backyard. Open floorplan with light & bright interior that features a huge great room ideal for entertaining. The home also offers a split bedroom floor plan, a large master with a walkin closet & a private bath with double vanity. <i>Courtesy of COLDWELL BANKER HARTUNG</i>								
	8 Closed	MLS ID: 342654						
9067 Eagles Ridge Dr	Single Family	3/2	2,260	10,454	2001	1/27/2022	\$435,000	\$192
Put in for Comp purposes <i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>								
	9 Closed	MLS ID: 341025						
8572 Hannary Cir	Single Family	4/2	1,787	6,098	1995	2/24/2022	\$345,000	\$193
This gorgeous home offers a comfortable and convenient lifestyle. It's just minutes from A-rated schools, tons of shopping, and steps away from the neighborhood pool and playground. The home features an open floor plan thats perfect for spreading out in. Two living areas that can also be used as an office or playroom, tons of natural light, vaulted ceilings, and a gas fireplace. Upgraded kitchen includes new stainless steel appliances, quartz countertops, large pantry, and a bar. Huge master suite with double closets and an en suite master bathroom with a jetted tub that's perfect for relaxing in. Fully fenced yard has a spacious deck, vegetable garden, tons of shade, and ample space to enjoy the outdoors. 2014 roof, 2021 HVAC/UV air purifier, and new carpet. <i>Courtesy of GOLDEN PROPERTIES & INVESTMENT</i>								

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.
 10 Closed <i>MLS ID: 341264</i> 8395 Ivy Mill Way	Single Family	4/2	1,745	6,098	2005	2/24/2022	\$320,000	\$183
<p>Ready to move in 4/2 and 4th could be office. Lovely architectural features, volume ceilings, tray ceilings, family room with gas fireplace and planter ledges, open kit with corian counters and tile floors. Master with luxury bath, large garden tub, sep shower with duel shower heads, double vanity, walk in closet and large bedrooms. Want a nice home in nice sub this is it. Don't wait it will be gone.</p> <p><i>Courtesy of FERRELL REALTY PLUS, INC.</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>

