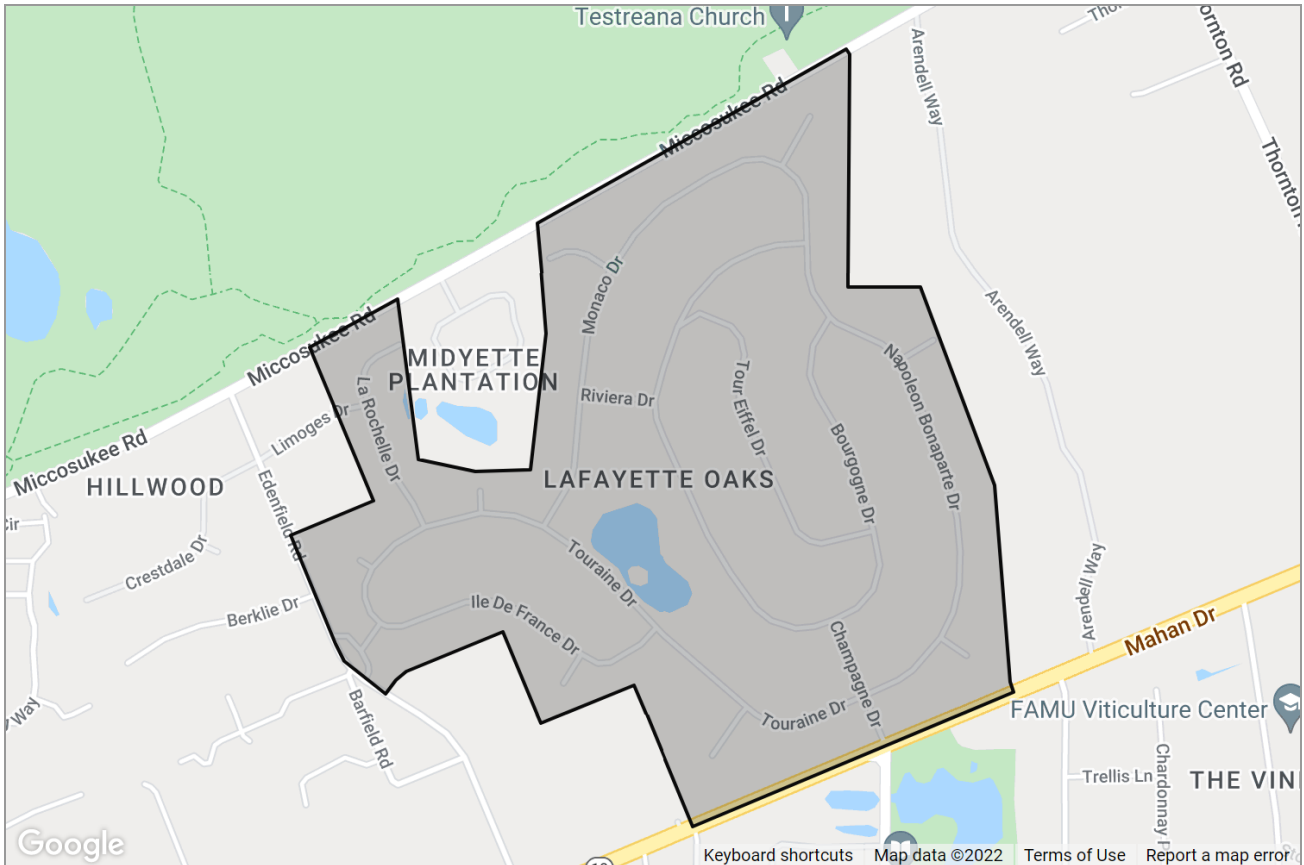




MARKET ACTIVITY REPORT

Lafayette Oaks in Leon County, FL



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



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

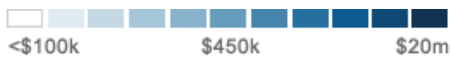
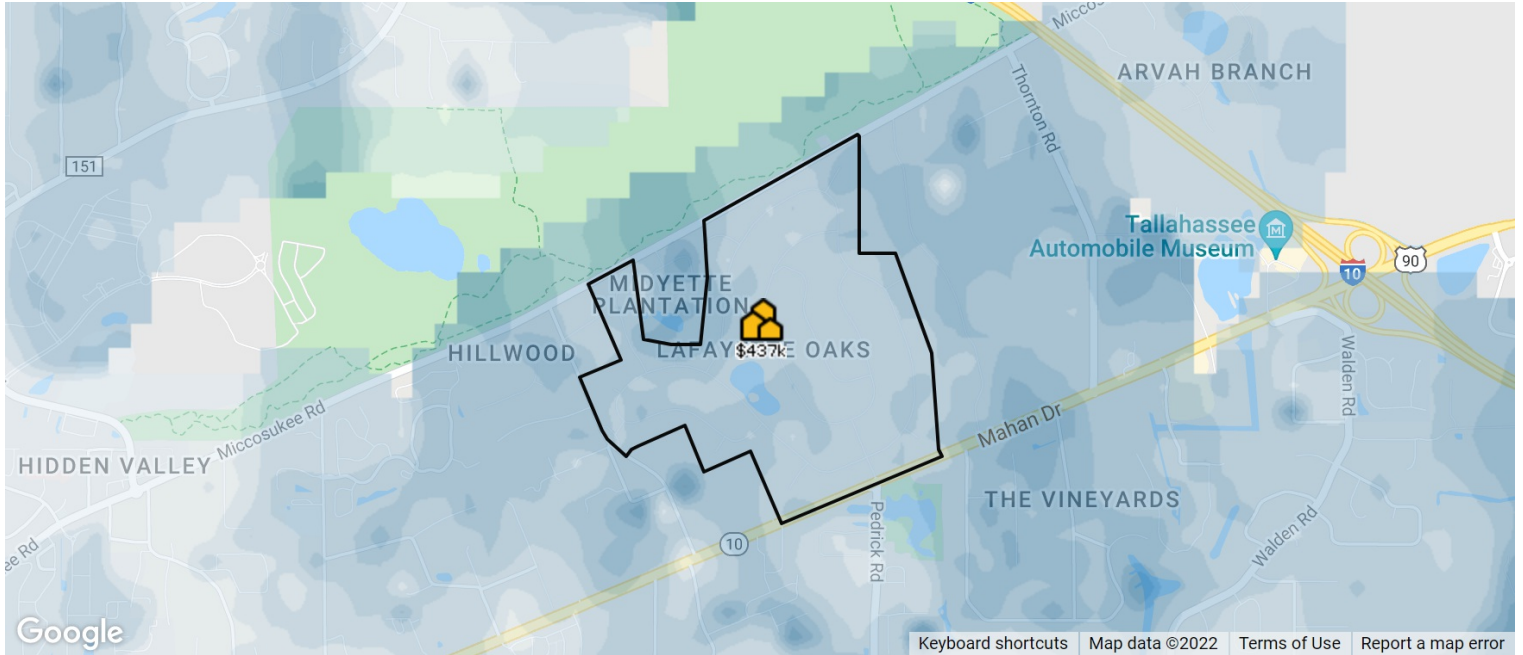
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Lafayette Oaks in Leon County, FL

Market Snapshot: Estimated Home Values



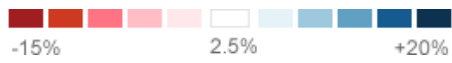
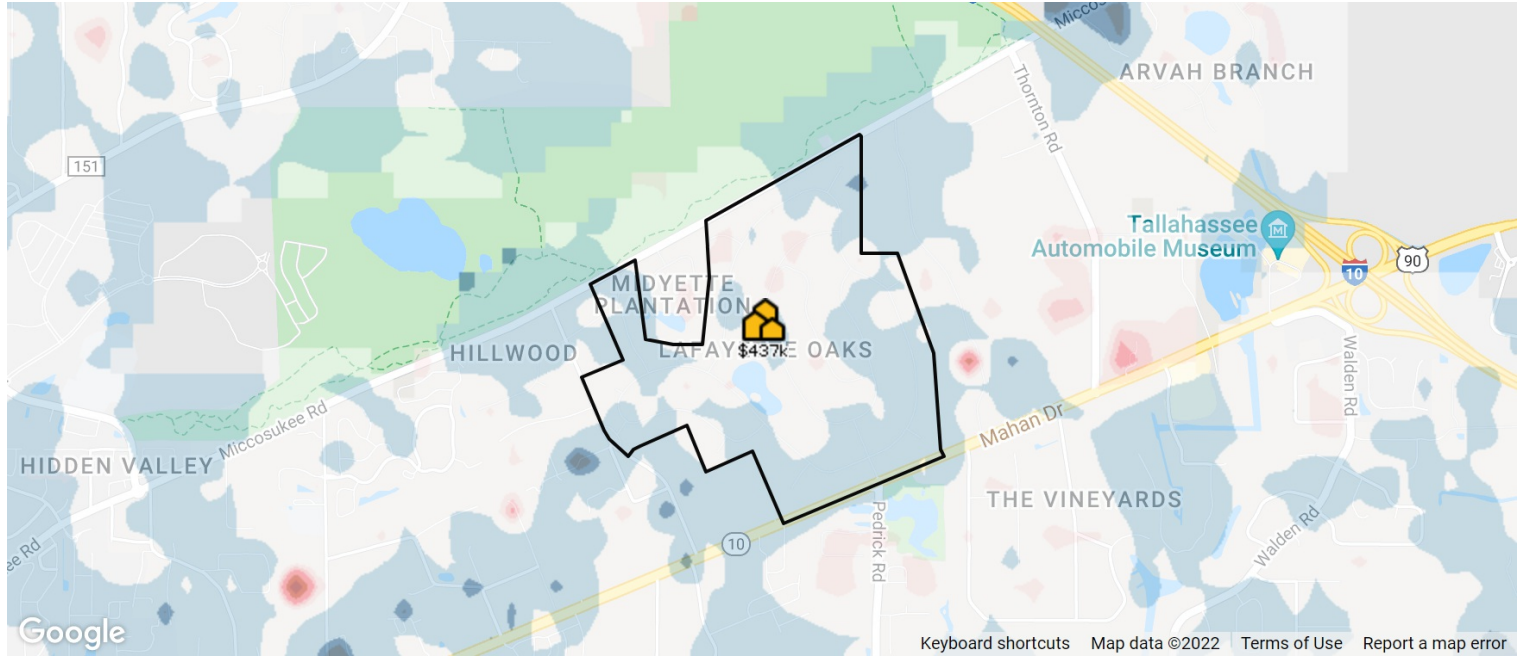
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$437K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 0.31%</p>	<p>Change Over Last 3 Months</p> <p>↑ 4.98%</p>	<p>Change Over Last 12 Months</p> <p>↑ 23.16%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.61%</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.

Lafayette Oaks in Leon County, FL

Market Snapshot: 12-Month Change in Estimated Value



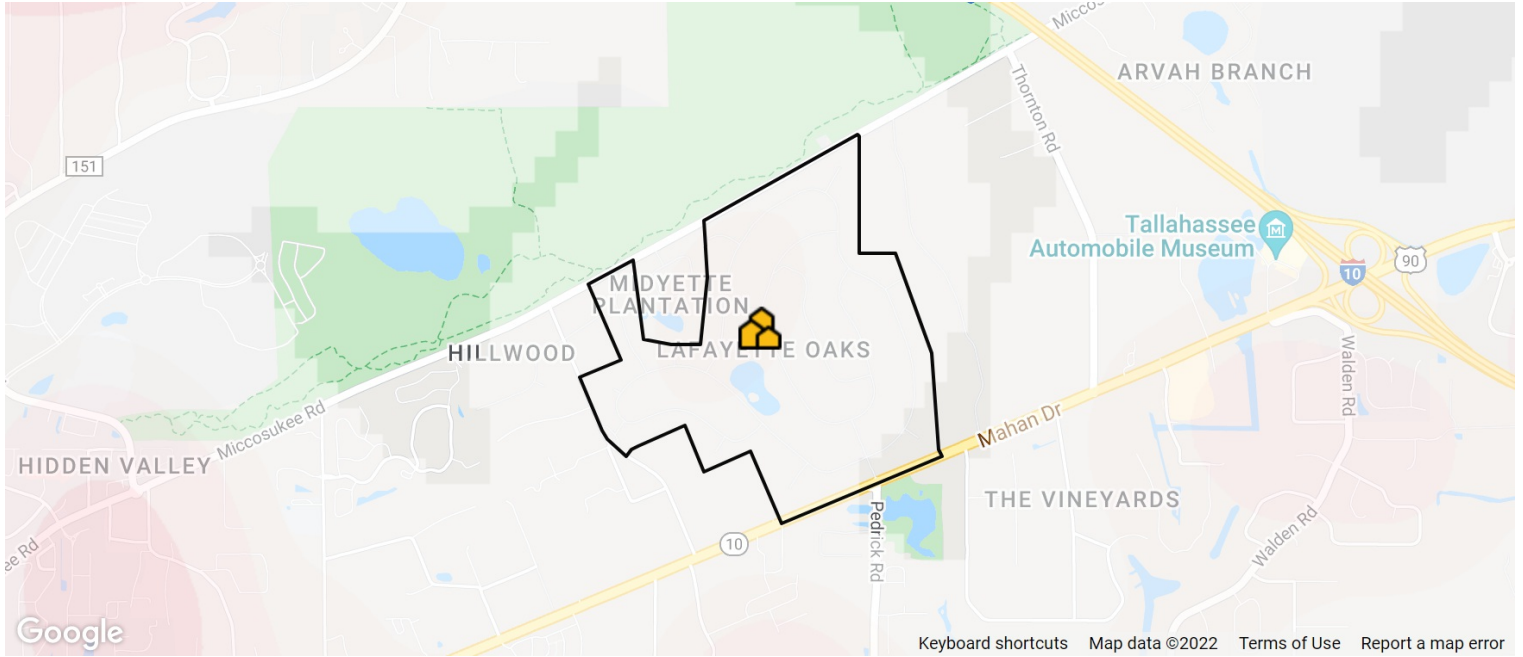
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$437K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 23.16%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.61%</p>	<p>Change Over Last 36 Months</p> <p>↑ 37.56%</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.

Lafayette Oaks 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.

Total # of Distressed Properties

0

Updated: 2/26/2022

of Pre-Foreclosures

0

of Foreclosures

0

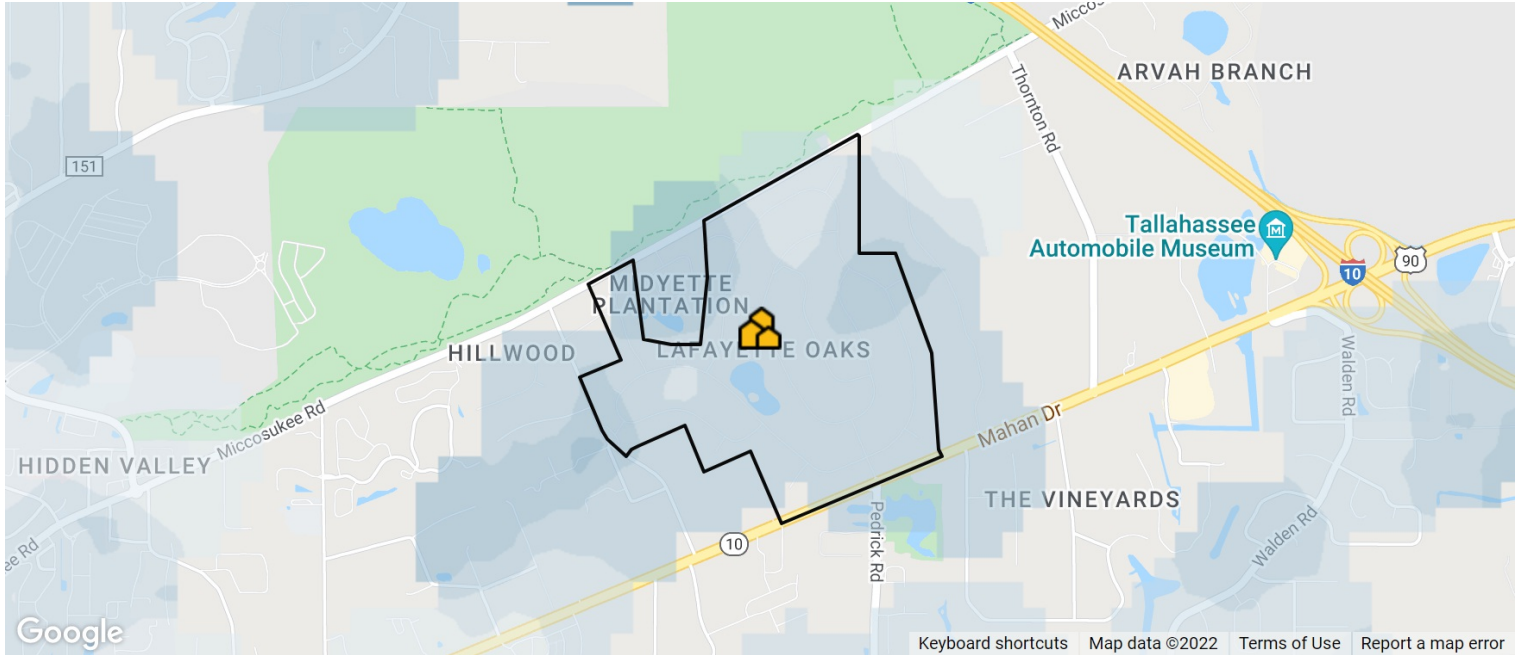
of Foreclosed

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/26/2022.

Lafayette Oaks in Leon County, FL

Market Snapshot: Sales Price

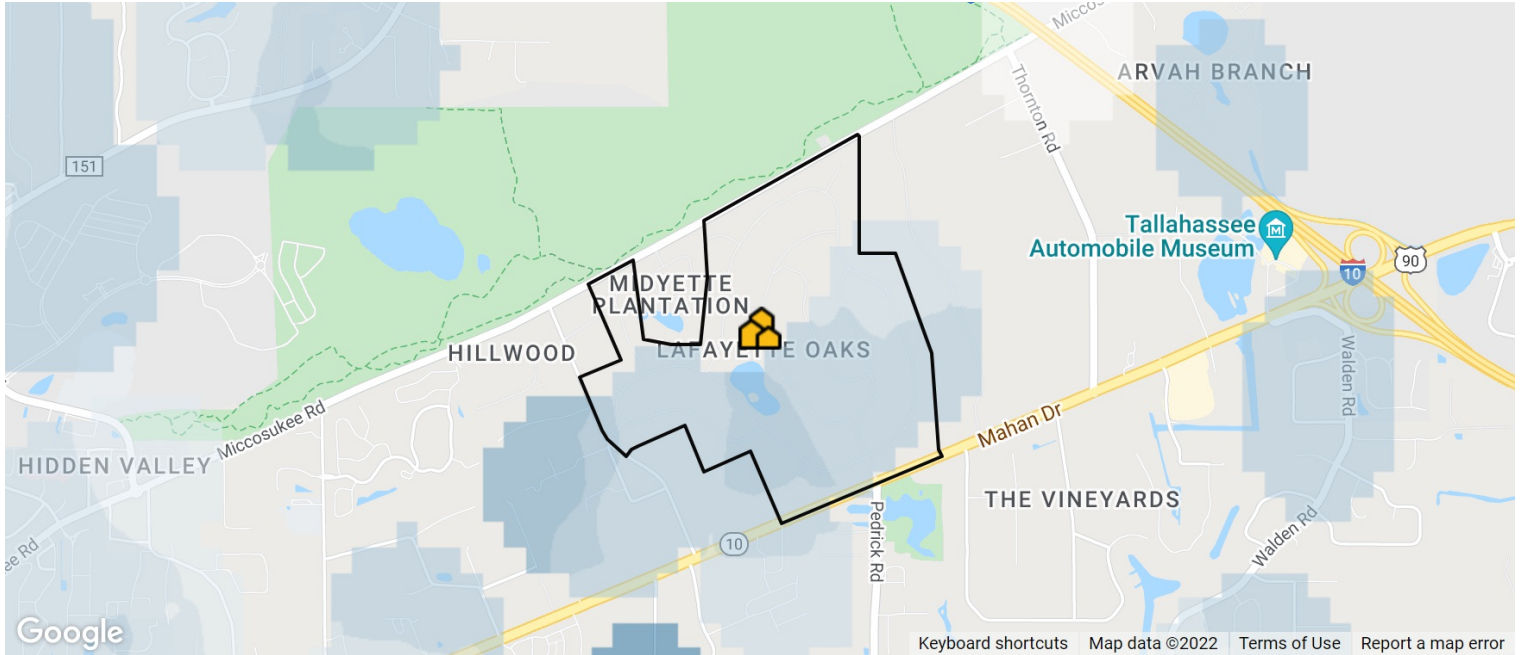


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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

Lafayette Oaks in Leon County, FL

Market Snapshot: List Price

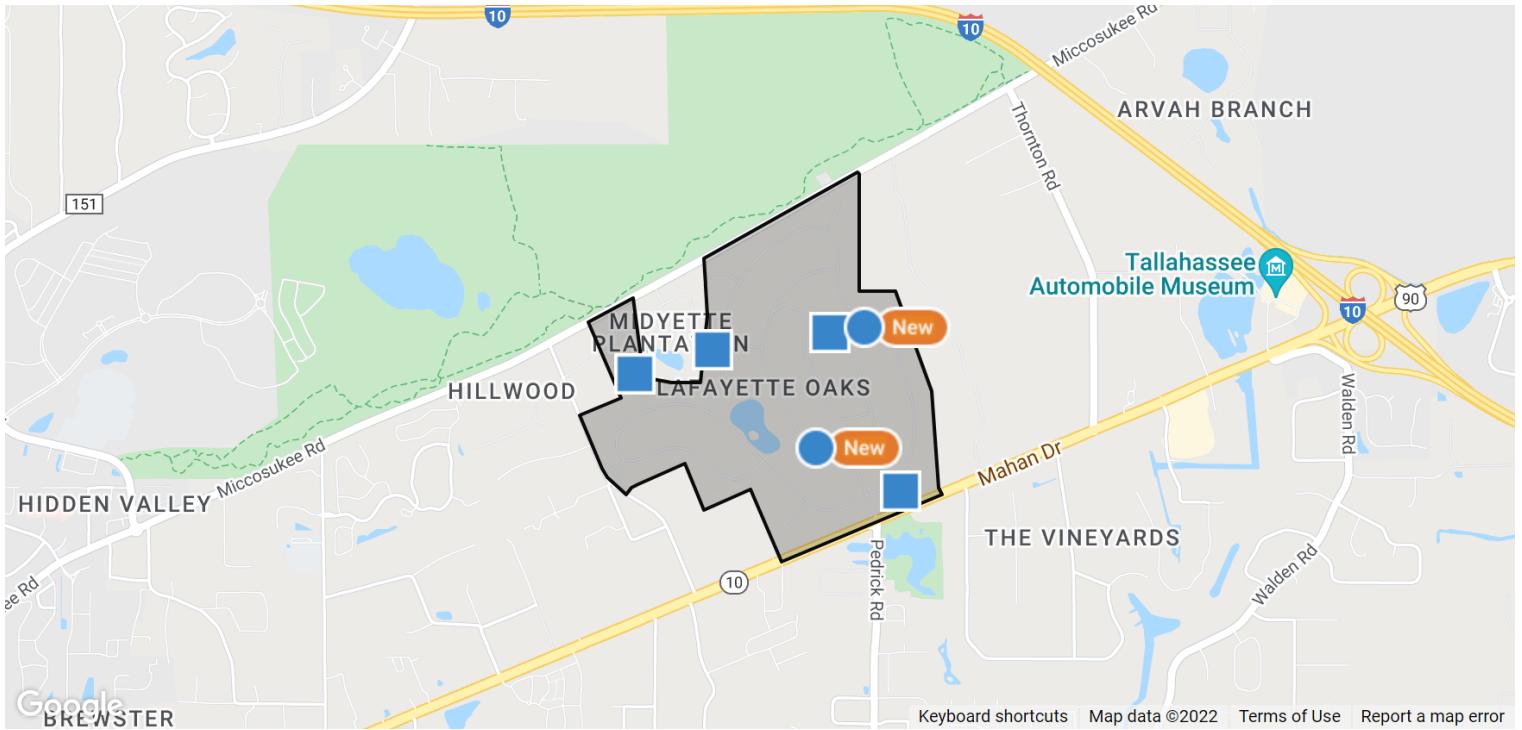


<\$100k \$500k >\$5m



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.

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

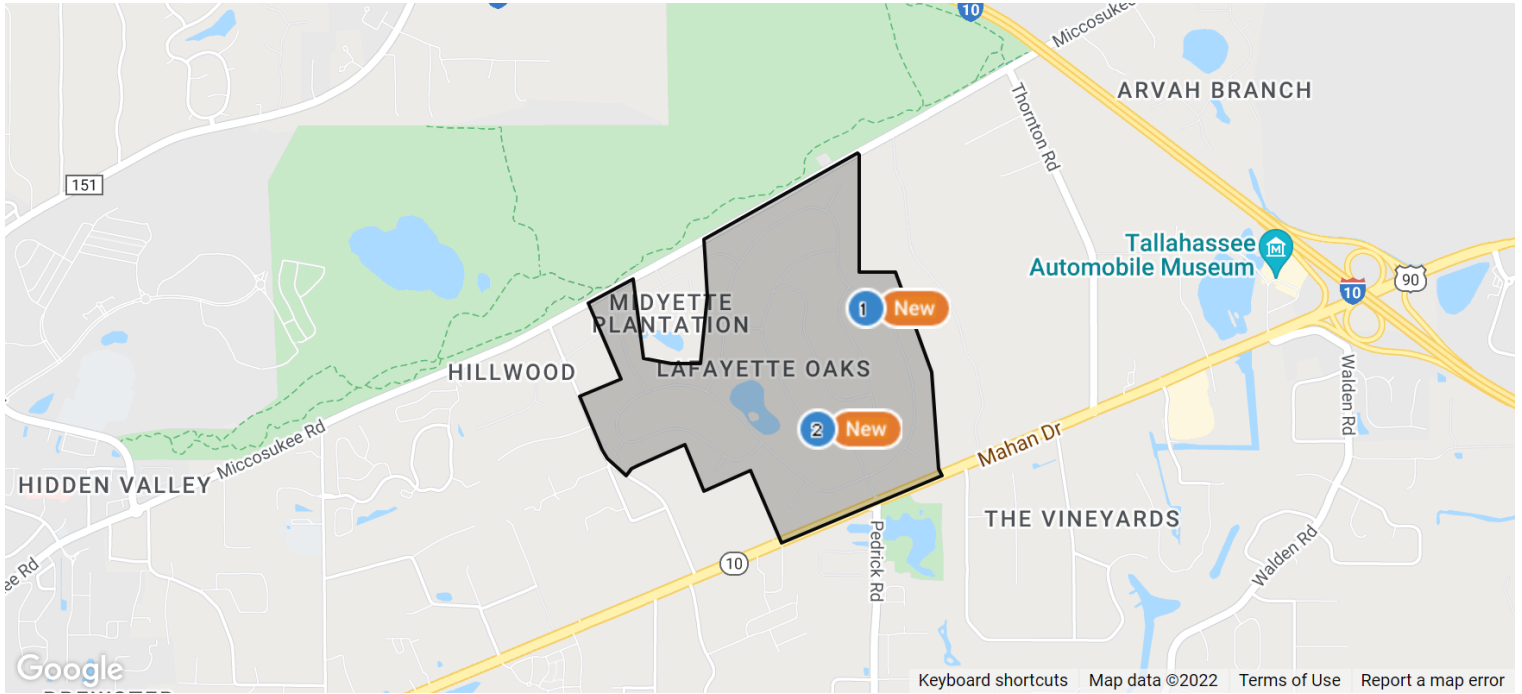
Market Activity Summary Stats





Search Criteria | **Location:** Lafayette Oaks 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

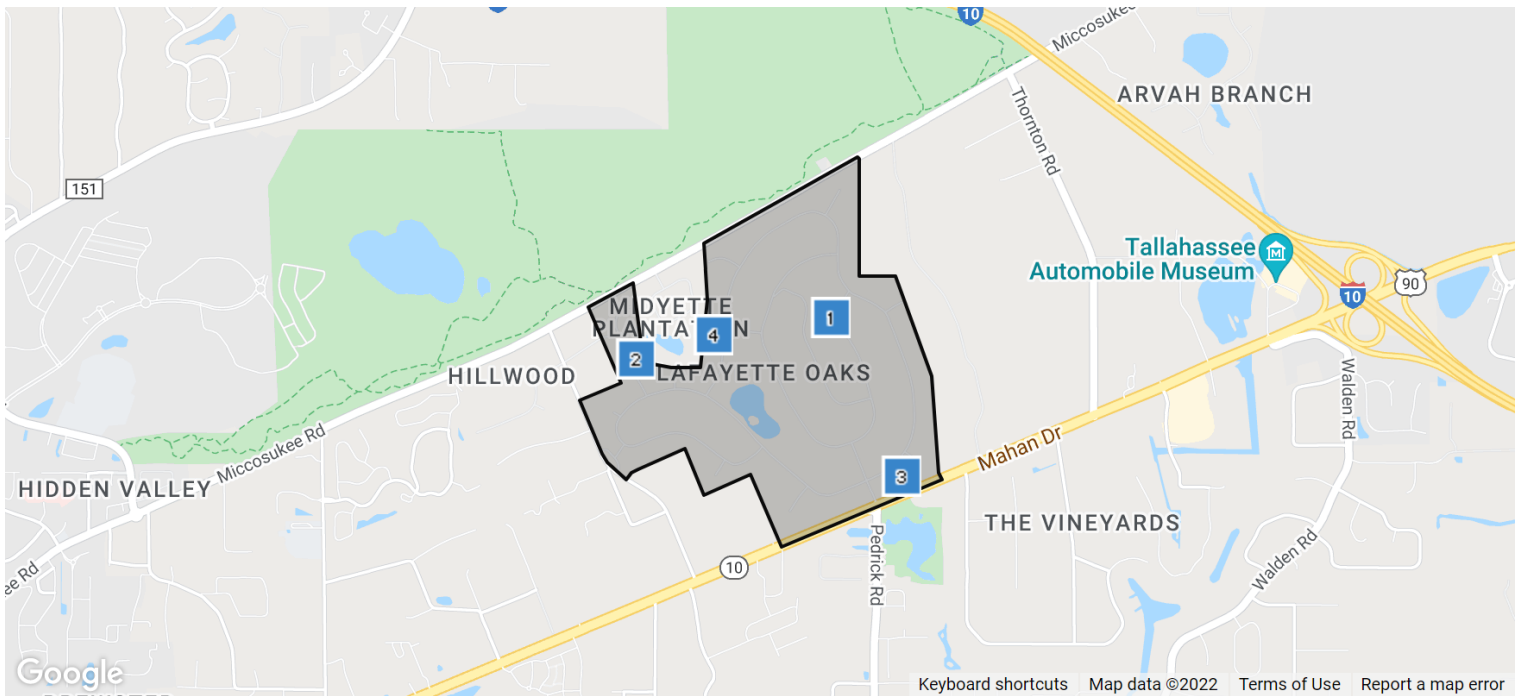
	 New Listings	 Closed
Number of Properties	2	4
Low Price / Value	\$479,000	\$408,000
Median Price / Value	\$502,000	\$505,848
High Price / Value	\$525,000	\$575,000
Average Price / Sq. Ft.	\$177	\$189
Median Price / Sq. Ft.	\$177	\$182
Average Days in RPR	9	84
Median Days in RPR	9	51
Total Volume	\$1,004,000	\$1,994,695

Lafayette Oaks in Leon County, 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: 342036</i> 2708 Victor Hugo Dr Brick home 3/2.5 Large family room with stone fireplace pine plank flooring oversized 2 garage Private office Master suite has extra room for sitting or a nursery over an acre lot in a gated community. Located on end of a cul-de-sac <i>Listing Courtesy of KETCHAM REALTY GROUP, INC.</i></p>	Single Family	3/3	3,046	49,222	1975	2/22/2022	\$525,000	\$172
 <p>2 ● Active <i>MLS ID: 342182</i> 2100 Orleans Dr This classic brick home is located in the highly desirable Gated Community of Lafayette Oaks. The neighborhood is known for it's oak tree parks, community pool, playgrounds and courts. Situated on just under an acre the home brings 4 large bedrooms and 2.5 bathrooms. It's spacious floor plan allows for multiple large living areas with glass doors in each living room and a feature brick wall fireplace with built-in shelving. The kitchen has ample cabinetry & countertop space, including a large island that allows for efficient meal prep & cooking. The many options for seating make entertaining easy and comfortable for your guests. Each bedroom is more than sufficient in size, with a large primary suite and it's own private doorway leading to the back patio & manicured lawn. The big fenced in back yard has tons of room to run around & has lots of potential for other outdoor activities. <i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	4/3	2,639	40,510	1979	2/12/2022	\$479,000	\$182



Closed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 1 Closed <i>MLS ID: 339391</i> 2332 Bourgogne Dr	Single Family	4/3	2,593	32,670	1983	12/29/2021	\$481,000	\$185
<p>Welcome to 2332 Bourgogne Drive in the highly desirable, northeast Tallahassee gated community of Lafayette Oaks ~ Beautiful single story home on .75 acre lot with 4 Bedrooms & 3 Full Bathrooms ~ TONS of space to stretch out with highly functional & flexible floor plan including Living Room, Family Room, Dining Room, Study, Screened Porch, & huge Patio ~ Brand New Architectural Shingle Roof in November 2020 ~ Oversized 2 Car Garage with extra long driveway provides ample parking ~ Updated Kitchen with Granite counters, backsplash, newer Appliances, & peninsula/island with plenty of seating that is completely open to the Family Room ~ New Irrigation system in 2019 ~ Patio added in 2018 ~ Tankless Gas Water Heater ~ Storage Shed ~ Gorgeous lawn, mature landscaping with three quarters of an acre to enjoy ~ Community Swimming Pool & Tennis Courts ~ Popular Lafayette Oaks is centrally located with easy access to town, shops, grocery, hospitals, movie theaters, restaurants, and I-10 ~ This home checks all the boxes and then some!</p> <p><i>Courtesy of SPOTLIGHT REAL ESTATE</i></p>								
 2 Closed <i>MLS ID: 338993</i> 2113 La Rochelle Dr	Single Family	4/3	2,450	34,848	1980	11/30/2021	\$408,000	\$167
<p>UNDER CONTRACT PRIOR TO ACTIVE STATUS- Seller will consider back up offers! Awesome 4 bedroom PLUS huge bonus room in desirable Lafayette Oaks. This home features a wonderful updated kitchen with granite, stainless appliances, double ovens, a massive walk in pantry, and so much more! We also have hardwood floors throughout all main areas, large laundry room with sizable storage closet, and updated guest and master baths. Fabulous .8 acre lot with fenced in backyard and fire pit is great for entertaining, kids, and pets. Must see!</p> <p><i>Courtesy of THE ELITE GROUP REAL ESTATE LL</i></p>								

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.
	3 Closed	MLS ID: 338392						
2105 Napoleon Bonaparte Dr	Single Family	4/3	2,970	52,272	1980	12/15/2021	\$530,695	\$179
<p>Completely renovated pool home sitting on over an acre in the lovely and sought after Lafayette oaks! This farm-style family home checks all of the boxes. With recently updated flooring and fixtures, this home is the poster child for "Turn key", while still allowing for the new owner to add their own flair. A 2016 HVAC and a metal roof can put you at ease when it comes to major expenses. Everything has been updated in this home within last 2 years including the kitchen, outdoor kitchen, bathrooms, appliances, etc! The 2016 HVAC is oldest item in the property!!! You do NOT want to miss this one! This is a Sirva relocation all documents will be signed and provided by Sirva. Once we have an agreed contract Sirva will provide their documents for us to execute.</p> <p><i>Courtesy of JOE MANAUSA REAL ESTATE</i></p>								
	4 Closed	MLS ID: 333782						
2220 Monaco Dr	Single Family	4/3	2,532	40,946	2021	1/14/2022	\$575,000	\$227
<p>New Construction by Tricon Builders! Brand New in Lafayette Oaks on just under an acre. This 4Br/3BA plus optional 5th bedroom/flex room features a large family room with tray ceilings, open concept with engineered wood floors, nice size kitchen with stainless steel appliances, tile back splash and large pantry. Other features include a mud room, sep. laundry room, screened porch and deluxe master suite with his/her walk in closets, double vanities, garden tub and large walk in shower. Estimated Completion January.</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</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>

