

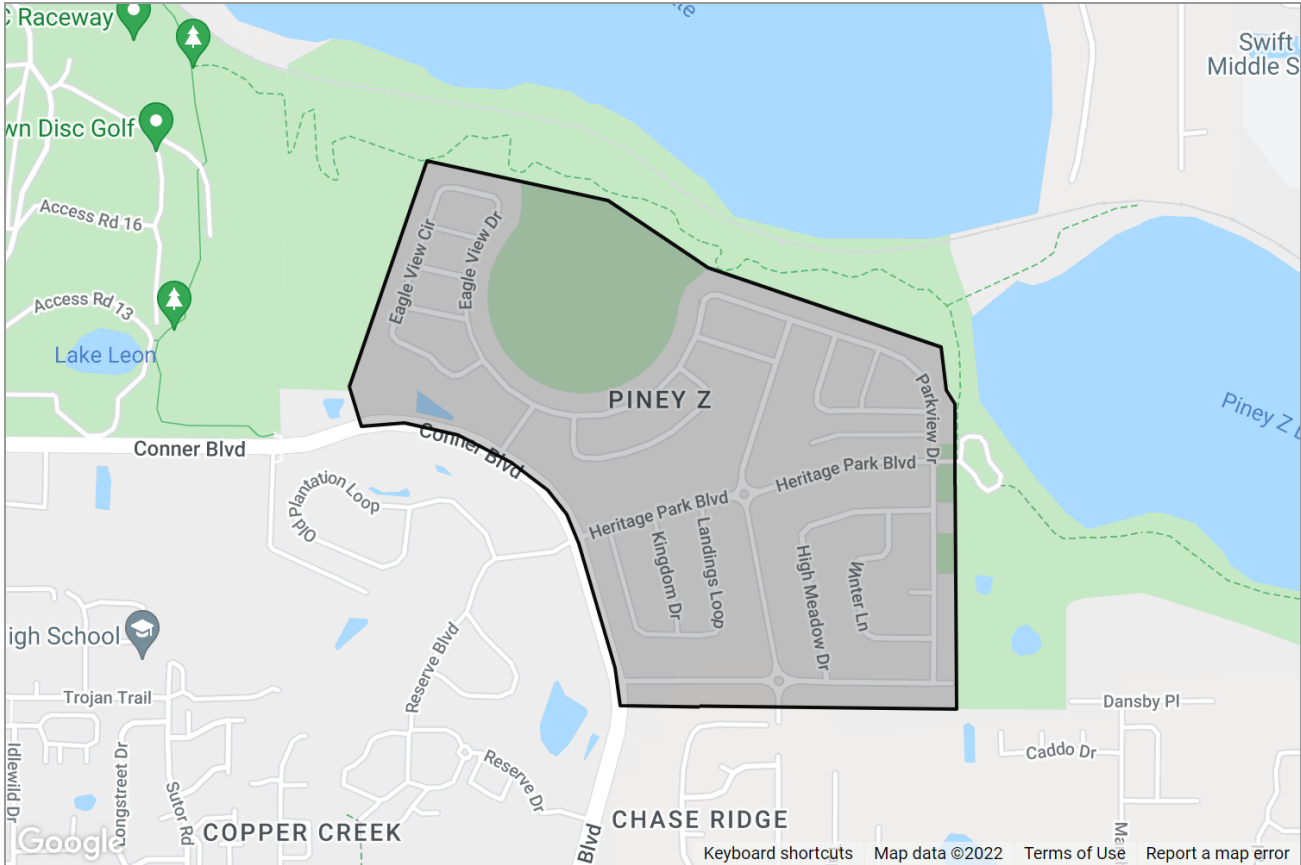


**CATRS** CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

# Piney Z in Tallahassee, FL



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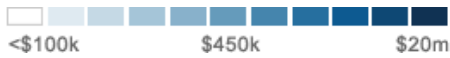
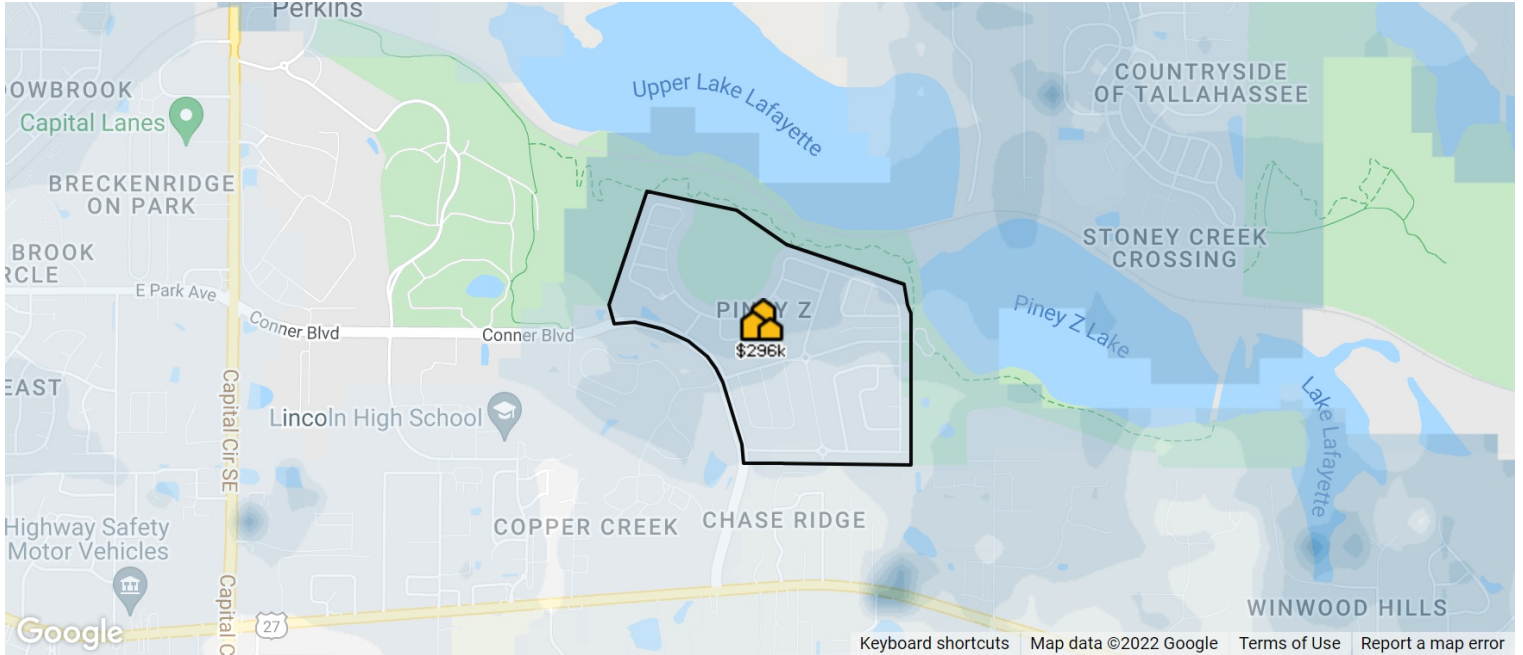
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**Ketcham Realty Group**  
1203 Thomasville Road  
Tallahassee, FL 32303



# Piney Z in Tallahassee, FL

## Market Snapshot: Estimated Home Values



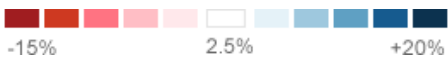
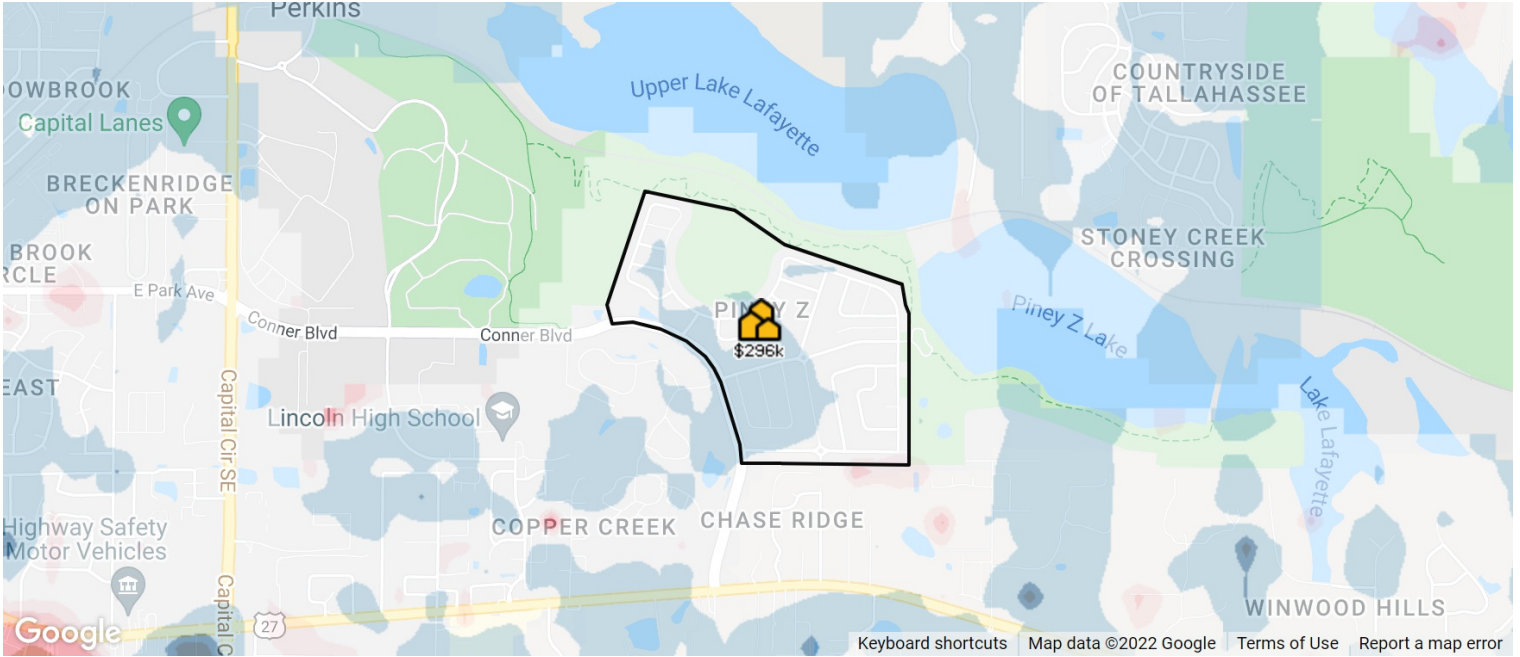
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p><b>Median Est. Home Value</b></p> <p><b>\$296K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ <b>1.26%</b></p>	<p>Change Over Last 3 Months</p> <p>↑ <b>3.93%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>17.04%</b></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.

# Piney Z 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.

**Median Est. Home Value**

**\$296K**

Updated: 1/31/2022

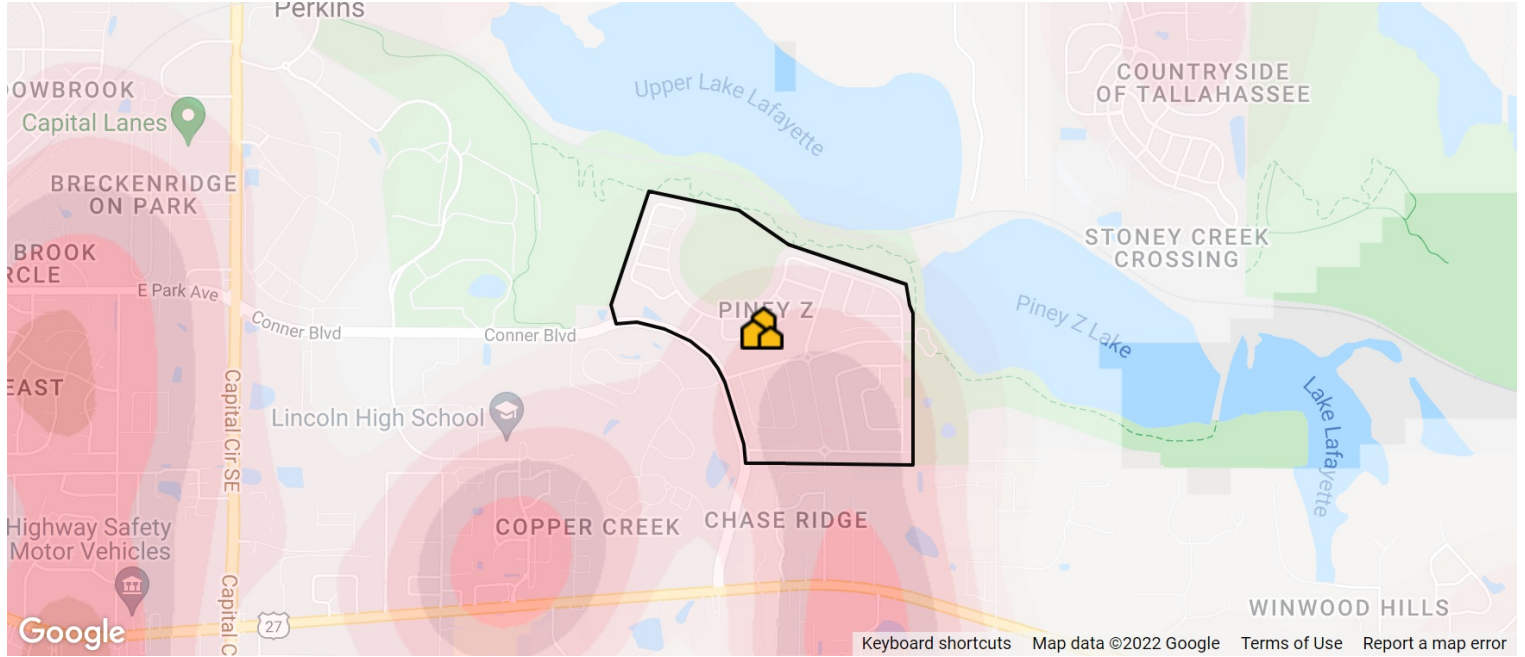
**Change Over Last 12 Months**

**↑ 17.04%**

*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.*

# Piney Z in Tallahassee, FL

## Market Snapshot: Concentration of Distressed Properties



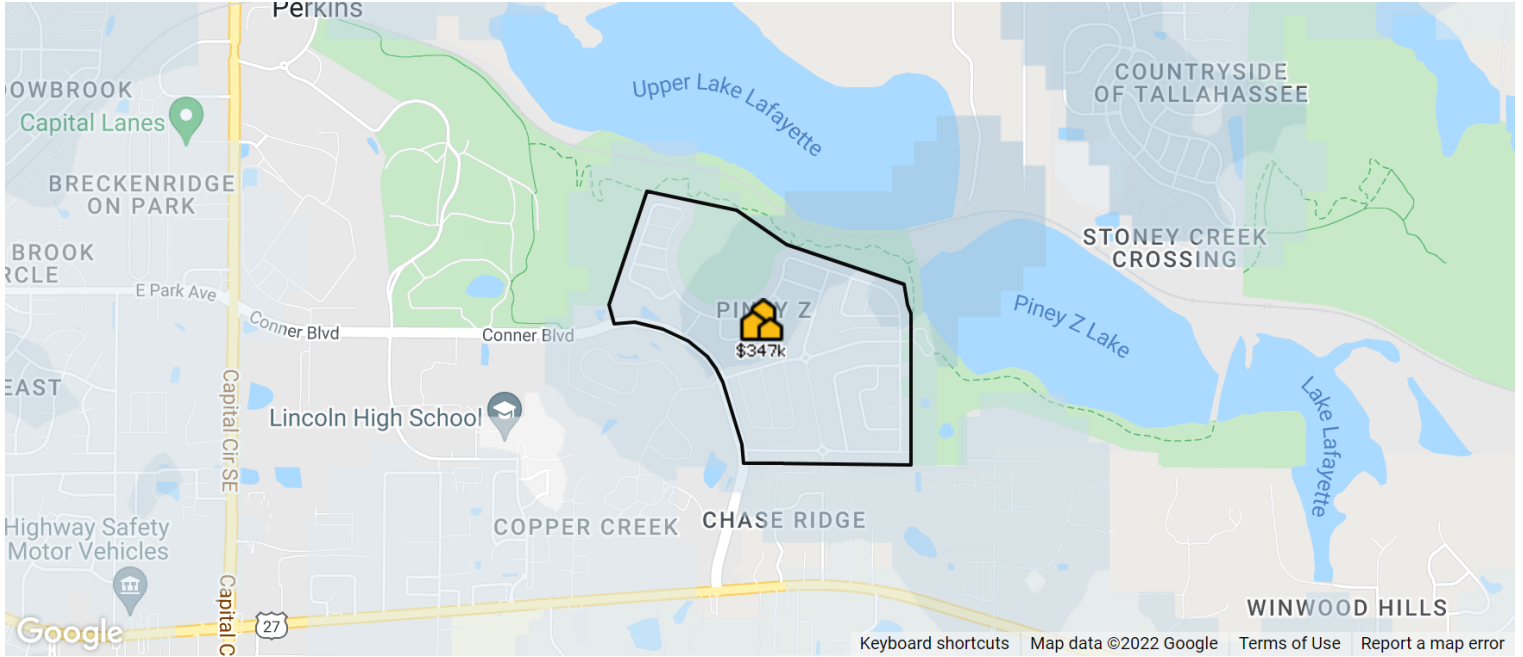
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p><b>Total # of Distressed Properties</b></p> <p style="font-size: 2em; text-align: center;"><b>1</b></p> <p>Updated: 2/26/2022</p>	<p><b># of Pre-Foreclosures</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></p>	<p><b># of Foreclosures</b></p> <p style="font-size: 2em; text-align: center;"><b>1</b></p>	<p><b># of Foreclosed</b></p> <p style="font-size: 2em; text-align: center;"><b>0</b></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.

# Piney Z 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.

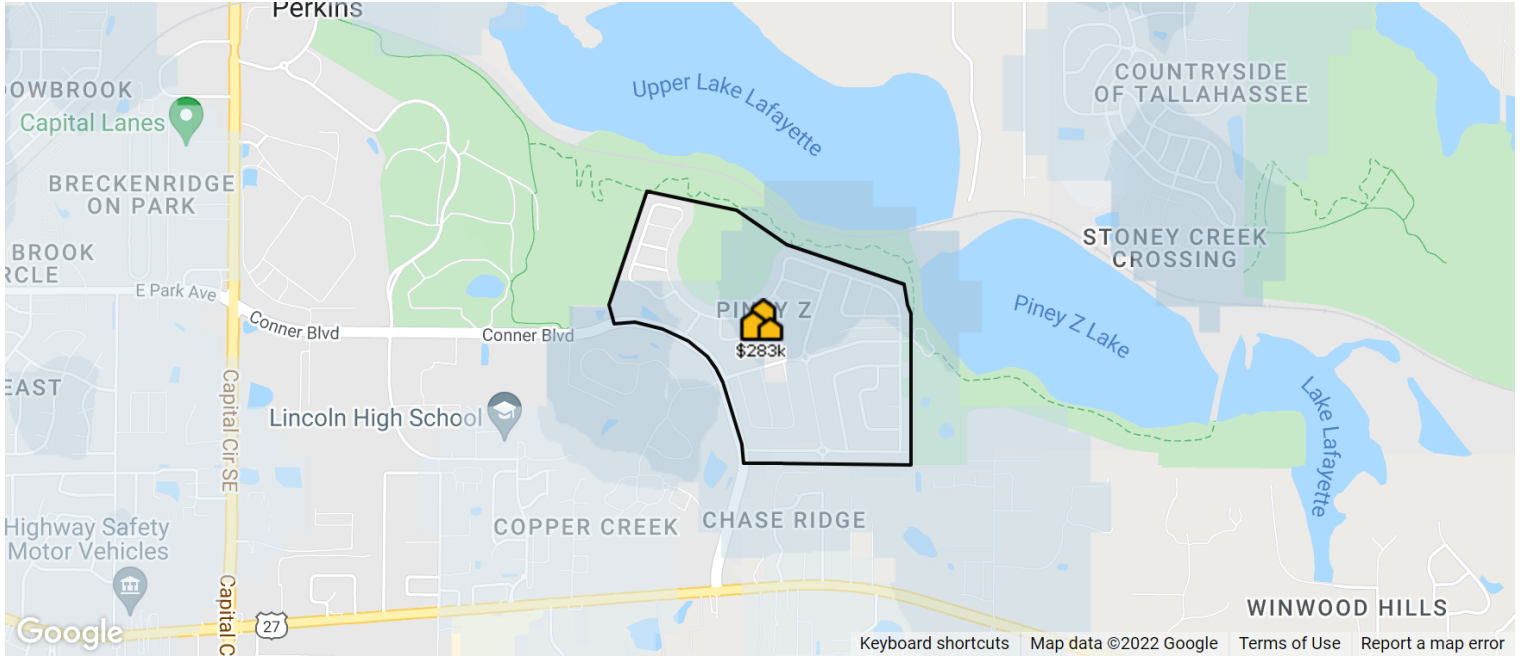
<p><b>Median Sales Price</b></p> <p><b>\$347K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p><b>↑ 8.57%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↑ 12.07%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 54.34%</b></p>
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About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.



# Piney Z in Tallahassee, FL

## Market Snapshot: List Price

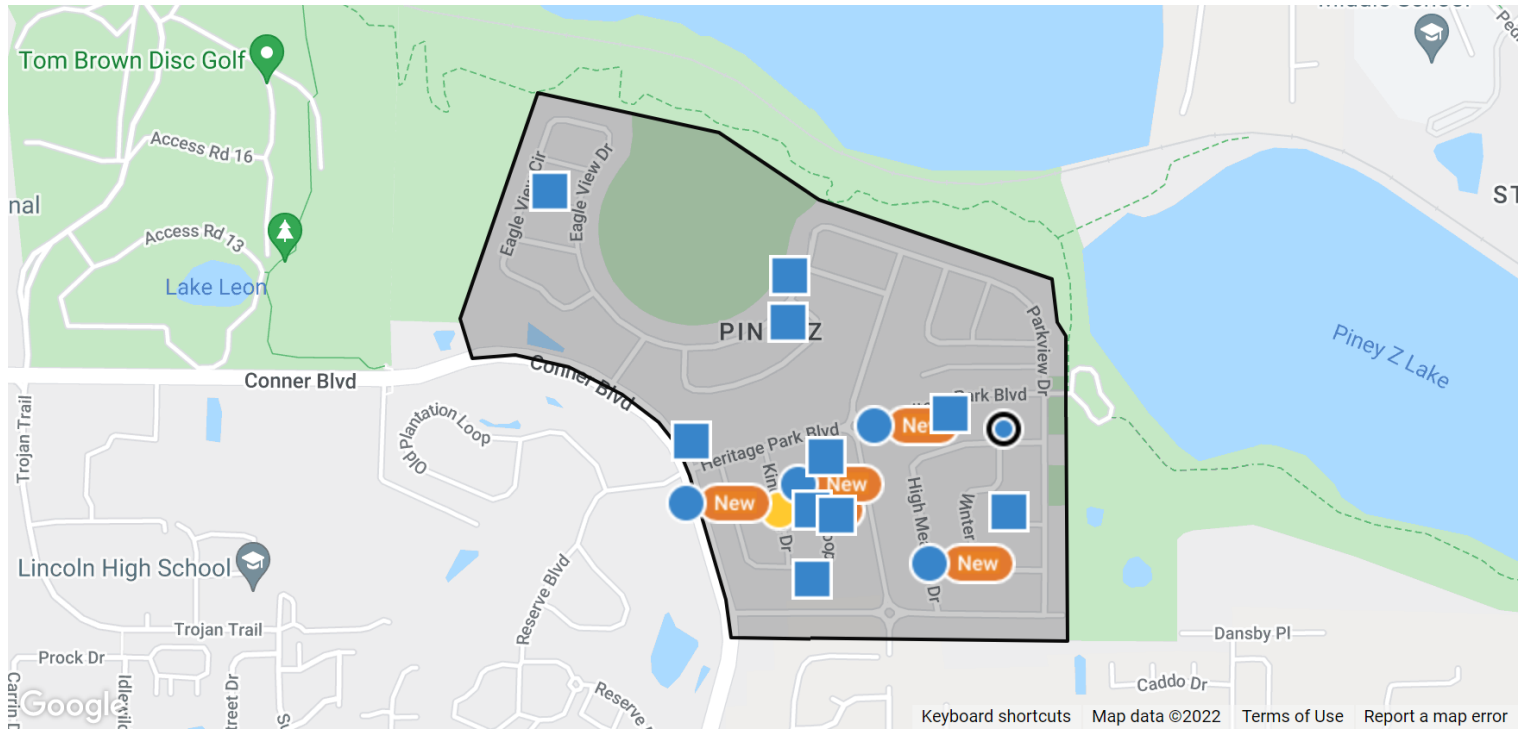


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.




<p><b>Median List Price</b></p> <p><b>\$283K</b></p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p><b>↓ 8.45%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↓ 14.25%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 13.39%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 2.87%</b></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:** Piney Z 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	 Pending	 Closed
<b>Number of Properties</b>	5	1	10
<b>Low Price / Value</b>	\$1,950	\$350,000	\$253,000
<b>Median Price / Value</b>	\$284,900	\$350,000	\$300,000
<b>High Price / Value</b>	\$315,000	\$350,000	\$407,500
<b>Average Price / Sq. Ft.</b>	\$147	\$183	\$177
<b>Median Price / Sq. Ft.</b>	\$186	\$183	\$180
<b>Average Days in RPR</b>	13	51	48
<b>Median Days in RPR</b>	10	51	43
<b>Total Volume</b>	\$1,171,850	\$350,000	\$3,161,400

# Piney Z in Tallahassee, FL





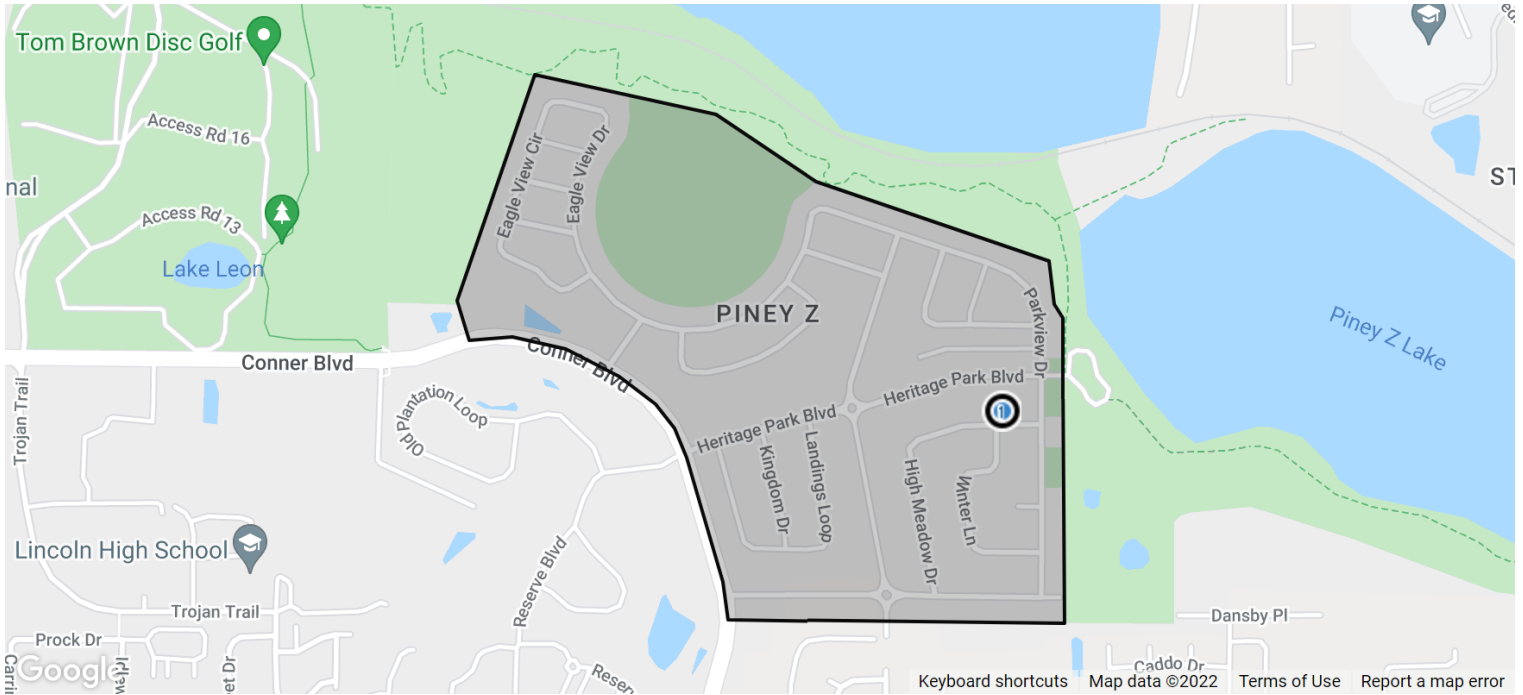
## New Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1</b> ● Active <i>MLS ID: 341851</i>  <b>1183 Landings Loop</b>                      Condo/Townhouse/Apt. 3/2, 1,461 sq ft, 4,792 sq lot, 2001, 2/4/2022, \$1,950 mo. \$1                      Beautiful Piney Z townhome. Access to community pool included. Masters bathroom features a garden tub and separate shower.  <i>Courtesy of KENT STRAUSS MGT &amp; REAL ESTATE</i></p>								
 <p><b>2</b> ● Active <i>MLS ID: 342601</i>  <b>1196 Landings Loop</b>                      Condo/Townhouse/Apt. 3/2, 1,476 sq ft, 4,791 sq lot, 2002, 2/24/2022, \$275,000 \$186                      Welcome home to 1196 Landings Loop located in the Piney Z subdivision! This beautiful property is perfect for the buyer looking to enjoy the Piney Z lifestyle and amenities to the fullest: the lodge, swimming pool, fitness center, pavilion, the playground and gazebo park. Piney Z is surrounded on three sides by city parkland: Town Brown Park and Lafayette Heritage Trail Park. You will fall in love with this townhome from the moment you step inside, as you will be welcomed by an open and bright floor plan. This property was built in 2002 and it features 1,476 sq.ft., 3 bedrooms, and 2 full bathrooms. Kitchen with bar overlooking the living area. Breakfast nook. Spacious living/dining area! Living area with gas fireplace and beautiful built-ins. Master bedroom with walk-in closet. Master bathroom with two vanities, walk-in shower and jetted tub. Inside laundry room. All appliances staying, including the washer and dryer. Screened-in back porch. Fenced in. New roof in 2020. New HVAC in 2014. Come and take a look at this property today! You will not be disappointed! Buyer to verify rooms and lot dimensions.  <i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>								
 <p><b>3</b> ● Active <i>MLS ID: 342292</i>  <b>4847 Heritage Park Blvd</b>                      Single Family 3/2, 1,601 sq ft, 7,405 sq lot, 2002, 2/16/2022, \$315,000 \$197                      Well cared for 3/2 in Piney Z. Roof 2022. Split plan. Hardwood floors. Large kitchen sink and upgraded faucet. HVAC 2012. Tankless water heater. Rear entry garage. Beautiful sunset view over the rooftops from screened porch. Near lake and hiking trails.  <i>Listing Courtesy of COLDWELL BANKER HARTUNG</i></p>								



## New Listings: 5 (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: 342344								
	<b>1020 Landings Loop</b>	Condo/Townhouse/Apt.	3/2	1,535	4,791	2001	2/17/2022	\$284,900	\$186
<p>NEWROOF Coming Soon! MUST SEE! Move-in ready single, attached, family home with an open floor plan. Large screened-in porch &amp; white vinyl privacy fence with plenty of room for a fur baby to run around. Lawn maintenance included plus Piney Z has club house, pool &amp; large playground. Walking distance to Tom Brown Park, Lafayette Heritage Trail Park, kayaking, fishing, frisbee golf and more to keep you entertained, only minutes from house!</p> <p style="text-align: right;"><i>Listing Courtesy of EKK REALTY GROUP</i></p>									
	5 ● Active								
	MLS ID: 341622								
	<b>1120 Winter Ln</b>	Single Family	3/2	1,795	7,405	2005	2/2/2022	\$295,000	\$164
<p>[18 to 24-hours advance notice required to show.] This great, spacious house with modest-sized yards is now available in Piney-Z! The property is offered "as-is." The price has been adjusted to allow for 2005 roof, water heater, &amp; updating. A full HVAC system changeout was done in 2021 &amp; a meter-to-house water line repair was done in 2019. This house has "good bones" &amp; is in very good condition. NOTE: Garage door is inoperable, it should be repaired by February 7th. Washer &amp; dryer inside house are the Tenant's, Sellers' washer &amp; dryer are in garage. ALL MEASUREMENTS ARE ESTIMATED. BUYER TO MEASURE OR RELY ON APPRAISER'S MEASUREMENTS.</p> <p style="text-align: right;"><i>Listing Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>									



Pending: 1

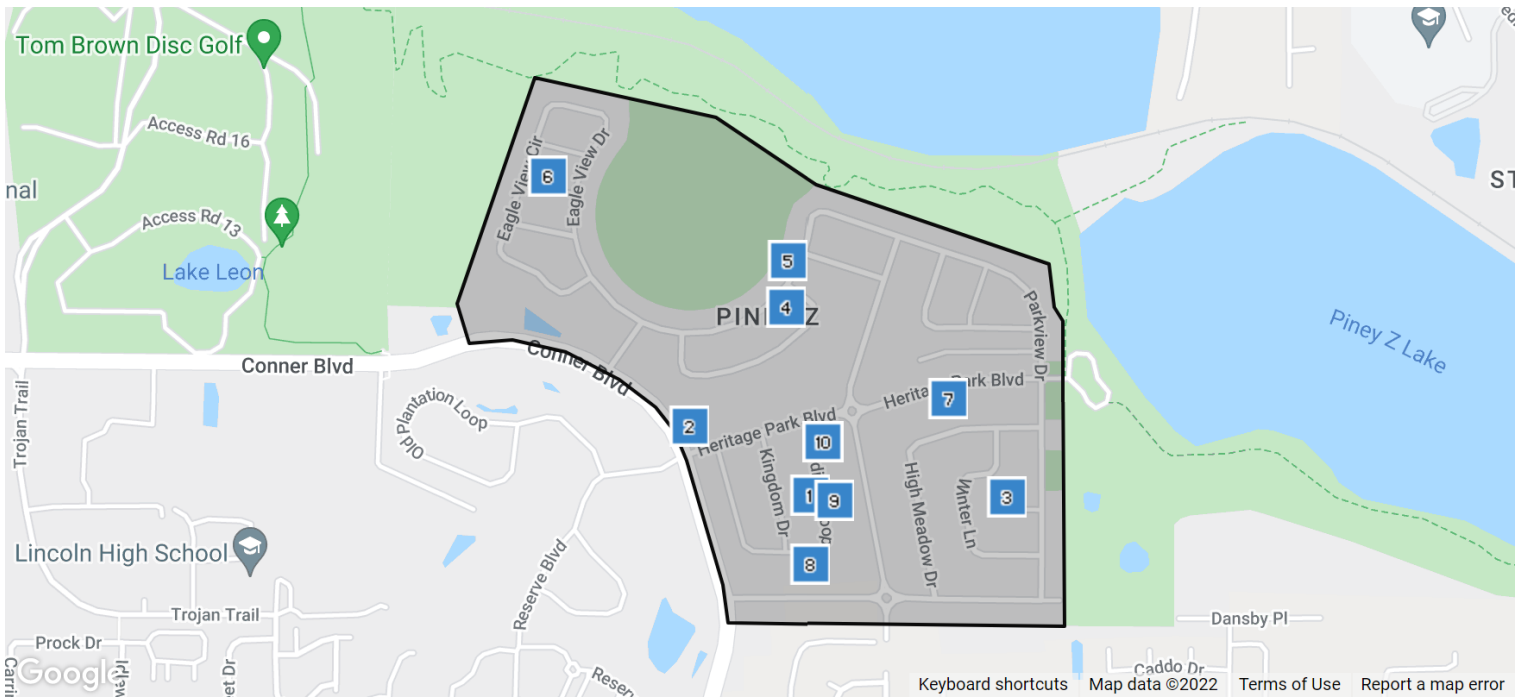
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 Pending *MLS ID: 340844*  
**1022 High Meadow Dr**      Single Family      4/2      1,908      7,405      1/6/2022      \$350,000      1/25/2022      \$183

Beautiful 4 Bedroom / 2 Bath / Home in desirable Piney Z. Lots of perks on this one. INTERIOR features include: Spacious Floor Plan. Beautiful master suite w/ dble sinks and jetted tub. Nice 17x20 Family Room w/beautiful flooring, 10ft ceilings w/vaults. Cozy 12x22 Living Room w/dining area, high ceilings and kitchen w/Bar and 3 door fridge. Nice paint colors throughout! Nice and bright kitchen w/bar. Water softener and GENERATOR BACK UP! Beautiful lighting. Indoor 6x6 walk in Laundry/Utility Room w/extra pantry storage. EXTERIOR features include: Large 12x26 screened patio deck. Secluded, privacy fenced, manicured backyards w/established plants. Covered 8x19 front porch. Also has a storage shed. Extremely clean and shows well. Looks like new!






*Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY*





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><b>1</b> Closed <i>MLS ID: 342216</i>  <b>1183 Landings Loop</b>                      Sold before going on the market  <i>Courtesy of COLDWELL BANKER HARTUNG</i></p>	Condo/Townhouse/Apt.	3/2	1,461	4,791	2001	1/28/2022	\$253,000	\$173
 <p><b>2</b> Closed <i>MLS ID: 340571</i>  <b>4580 Heritage Park Blvd</b>                      Lovingly maintained home in Piney Z with loads of luxury finishes. Chef's kitchen with huge walk-in-pantry, granite counters, stainless appliances, &amp; custom wood cabinets. Featuring three bedrooms, two baths, eat-in-kitchen, dining room, sunroom, gated deck, &amp; fully fenced front/rear spaces. Extensive French drain &amp; irrigation systems. Plantation shutters and hardwood floors throughout. 572SF garage with additional attic space.  <i>Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>	Single Family	3/2	2,152	15,681	2008	1/28/2022	\$386,900	\$180
 <p><b>3</b> Closed <i>MLS ID: 341055</i>  <b>4904 Parkview Ct</b>                      Awesome house in Piney Z with major updates all within the past 3 years. Home is on a Cul-de-Sac and is very kid friendly. 3 bedroom, 2 bathroom home with privacy fenced backyard and screened porch. Hardwood, tile and carpet floors. Kitchen has unique stone counter tops. Lots of updates, Roof 2021, Appliances 2020, Water Heater 2019, and HVAC in 2018. All the major expenses already taken care.  <i>Courtesy of ADVANCED REALTY GROUP, LLC</i></p>	Single Family	3/2	1,321	9,147	1999	2/18/2022	\$290,000	\$220

## 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: 337881						
<b>864 Eagle View Dr</b>	Single Family	4/3	2,635	10,018	2004	12/27/2021	\$389,000	\$148
<p>Check out the virtual tours on this gorgeous traditional, 4 bedroom 2.5 bath brick home with a large bonus room perfect for an office, play room, or 5th bedroom, in the Piney Z community featuring lots of windows for plenty of natural light, modern light fixtures, rustic shelving, mature landscaping, a large fenced back yard, irrigation system, and security system with smart lock. The beautiful entryway features sidelights, arches, columns, and a convenient coat closet while overlooking the dining room large enough to host a formal sitting area. Built-ins separate the formal dining room from the open concept living area, suitable for china storage or a bar. The large living area is home to a stone fireplace, vaulted ceilings, recessed lighting, and a wall of windows overlooking the screened in patio and deck accessible from the informal dining area. The oversized kitchen features high top bar dining, new stainless steel appliances, and a pantry. The common area is completed by a contemporary half bath with pedestal sink. A combination laundry and mudroom with washer and dryer provides an informal entryway from the two-car garage. The primary suite is light and bright with a window in the oversized walk in closet, room for a sitting area, shower, double vanity, and jetted tub. The three remaining bedrooms feature large windows, large closets, and share a full bathroom with tub. Updates include fixtures (2021), security system and appliances (2020), and roof (2004). Piney Z is a diverse community which offers many amenities including: a lodge, swimming pool, fitness center, pavilion, playground, gazebo park, and thoughtful common areas. It borders the famous Tom Brown Park as well as a bald eagle habitat. Piney Z is conveniently located near the universities, Governor's Square Mall, and the Capitol.</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>								
	5 Closed	MLS ID: 339764						
<b>875 Eagle View Dr</b>	Single Family	4/3	2,514	13,068	2002	1/14/2022	\$407,500	\$162
<p>Beautiful home in Popular Piney-Z. 4/3 Split plan situated on large lot that backs up to Eagle Conservation area. Patios, covered screen porch and open patio. Hardwood and tile floors in all living areas, carpet in bedrooms. Gas fireplace in family room. Eat in kitchen w/bar, large pantry and separate dining room. Large laundry room. Spacious master w/ tray ceiling, and double vanity, jetted tub and separate shower. Large walk in closet. Pull down stairs in garage for attic access. Ideal for nature lovers, this home is located closed to trail heads &amp; Tom Brown Park. Piney Z amenities include the lodge, swimming pool and numerous neighborhood parks and playgrounds.</p> <p><i>Courtesy of KELLER WILLIAMS TOWN &amp; COUNTRY</i></p>								
	6 Closed	MLS ID: 337796						
<b>4656 Fledgling Dr</b>	Single Family	4/2	1,756	11,761	2004	12/3/2021	\$320,000	\$182
<p>OPEN HOUSE SUNDAY 10/24 from 2pm to 4pm! Great curb appeal!!! This home is located in the popular Piney Z community with beautiful curb appeal and huge backyard. This split and open floor plan home has 4 bedrooms or 3 bedrooms plus an office/formal living, with 12ft ceilings, beautiful wood floors in the living areas, wood burning fireplace, in door laundry, backyard patio space and a 2 car garage with additional outdoor parking. The kitchen includes a breakfast nook and pantry and opens to family room. The additional bedrooms have large closet space. The Master bedroom includes a walk in closet with a deluxe master bathroom which includes jet tub, walk in shower, linen closet, water closet, his/hers vanity sinks and 12 ft ceiling. The Piney Z community has miles of hiking and biking trails with easy access to Piney Z Lake and Tom Brown Park, as well as community pool and playgrounds. Offering \$2000 to buyer toward appliances/flooring.</p> <p><i>Courtesy of SOUTHERN CHARM REALTY</i></p>								
	7 Closed	MLS ID: 340669						
<b>4875 Heritage Park Blvd</b>	Single Family	3/2	1,676	7,405	2004	12/30/2021	\$310,000	\$185
<p>2004-built home near the lake in Piney Z. Back entrance garage. Gorgeous open floor plan with high ceilings. Enclosed porch makes a wonderful 4-season living area. Kitchen with island.</p> <p><i>Courtesy of COLDWELL BANKER HARTUNG</i></p>								
	8 Closed	MLS ID: 341522						
<b>1120 Landings Loop</b>	Condo/Townhouse/Apt.	3/2	1,658	4,791	2001	2/18/2022	\$260,000	\$157
<p>Perfect place for first time buyers or someone looking to downsize. New Roof (December 2021), Freshly painted interior, pressure washed exterior, carpets cleaned, clean WDO, one owner townhome in Piney Z waiting for you! Split plan, Open concept family/dining room, high ceilings, cozy gas fireplace, beautiful screened in covered back porch!</p> <p><i>Courtesy of KETCHAM REALTY GROUP, INC.</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.
	<b>9</b> <span style="color: blue;">■</span> <b>Closed</b> <i>MLS ID: 338818</i>							
	<b>1172 Landings Loop</b>	Condo/Townhouse/Apt. 3/2	1,476	4,791	2002	12/13/2021	\$265,000	\$180
	MOVE IN READY Piney Z Townhome! This charming three bedroom, two bathroom home has so much curb appeal. The flowing and open floorplan features 10+ foot ceilings throughout most of the home, well appointed kitchen with updated appliances, custom built-ins, master suite featuring a jacuzzi tub, shower and walk-in closet, as well as a 2021 HVAC! An abundance of windows allow for much desired natural light throughout the home and french doors in the master suite and living area lead out to the screened back porch and patio. All within walking distance to Lafayette Heritage Trail Park, this home is what every Tallahassee home buyer is looking for! <i>Courtesy of JOE MANAUSA REAL ESTATE</i>							
	<b>10</b> <span style="color: blue;">■</span> <b>Closed</b> <i>MLS ID: 340872</i>							
	<b>1216 Landings Loop</b>	Condo/Townhouse/Apt. 3/2	1,497	4,356	2001	2/11/2022	\$280,000	\$187
	Amazing 3 bedroom 2 bath townhouse with a 2 car garage nestled in Tallahassee's Piney Z subdivision. Features include a large living room with high ceilings and several windows to create a light and airy feel. A master bedroom with a large walk-in closet and a large master bath with a walk-in shower. Out back is a large screened porch, a large outdoor patio and a very low maintenance, fenced back yard. Don't miss this opportunity. Showings by appointment only. <i>Courtesy of HILL SPOONER &amp; ELLIOTT 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>

