

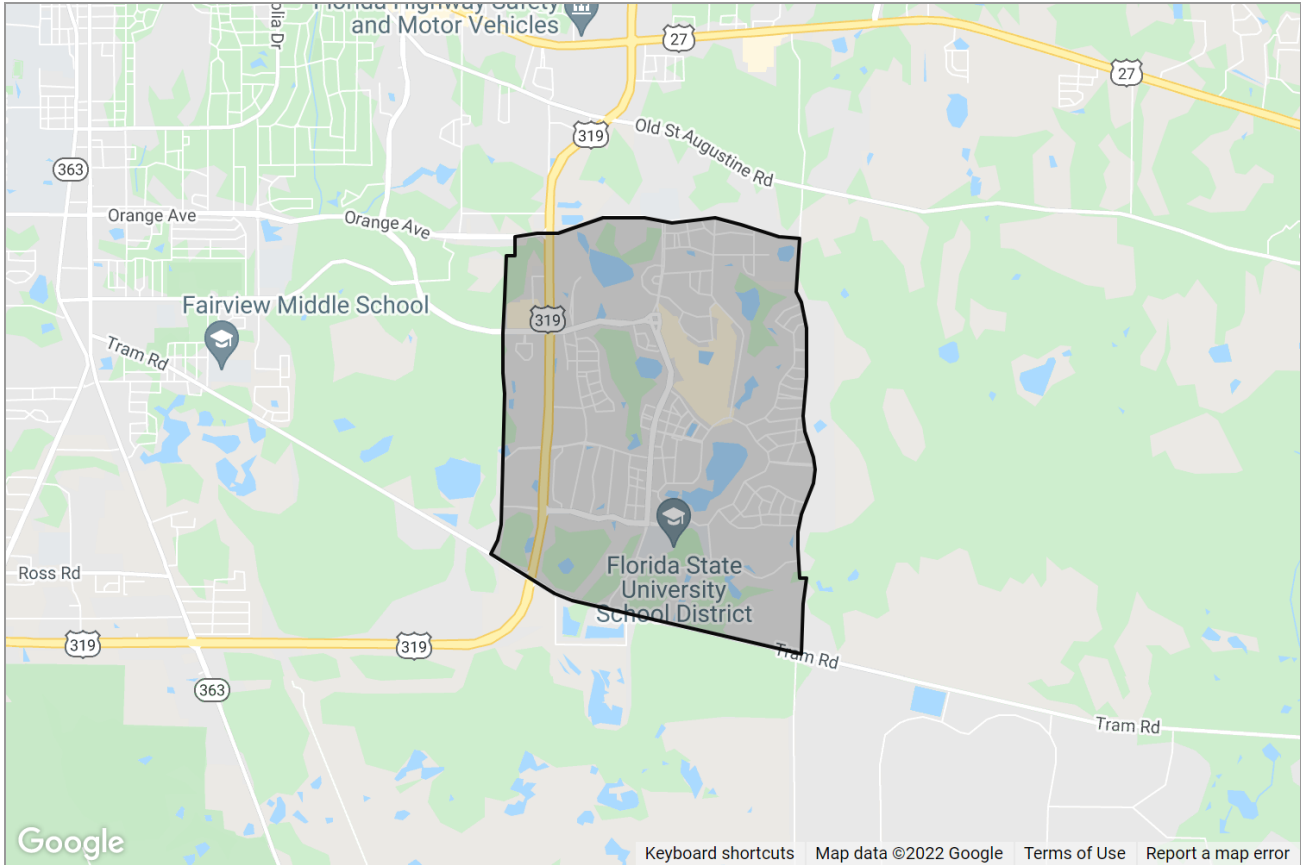


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

Southwood in Tallahassee, FL



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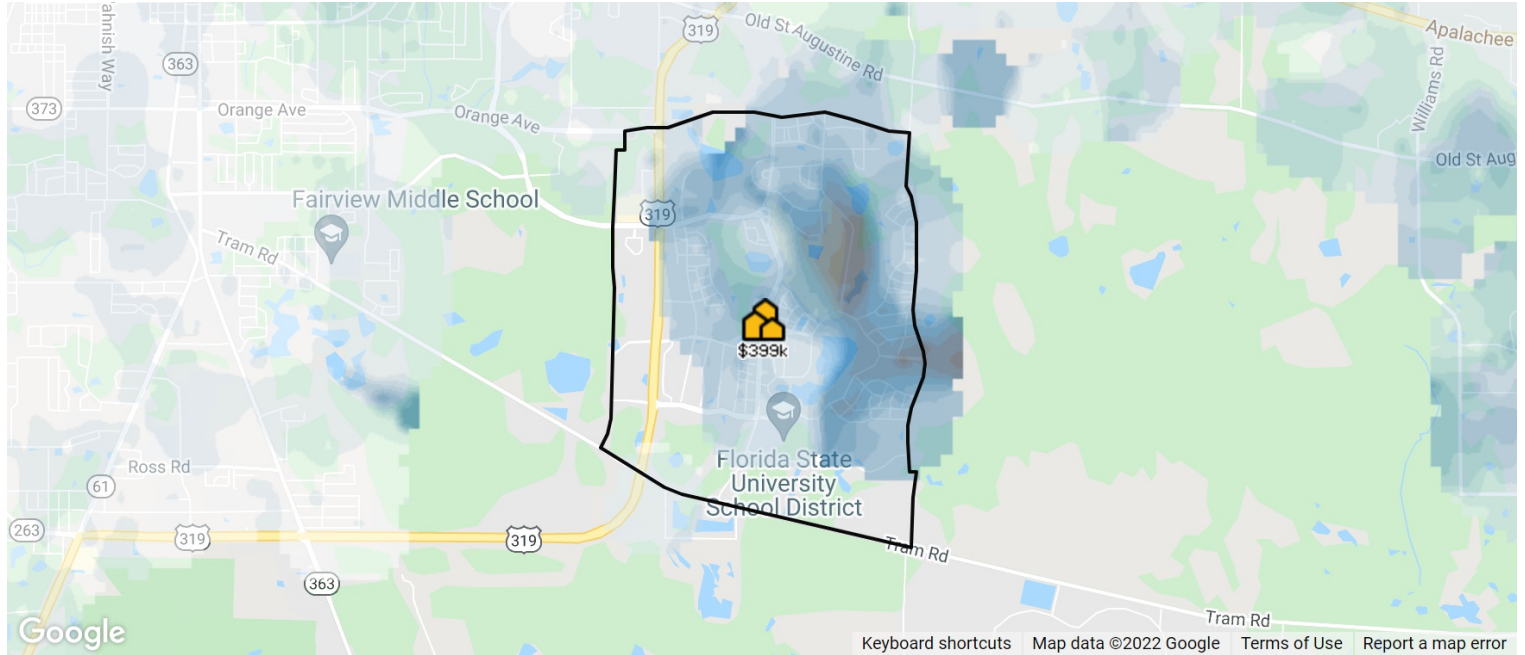
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Southwood in Tallahassee, FL

Market Snapshot: Estimated Home Values



Legend: <\$100k, \$450k, \$20m

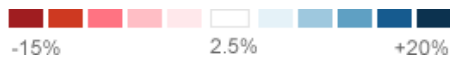
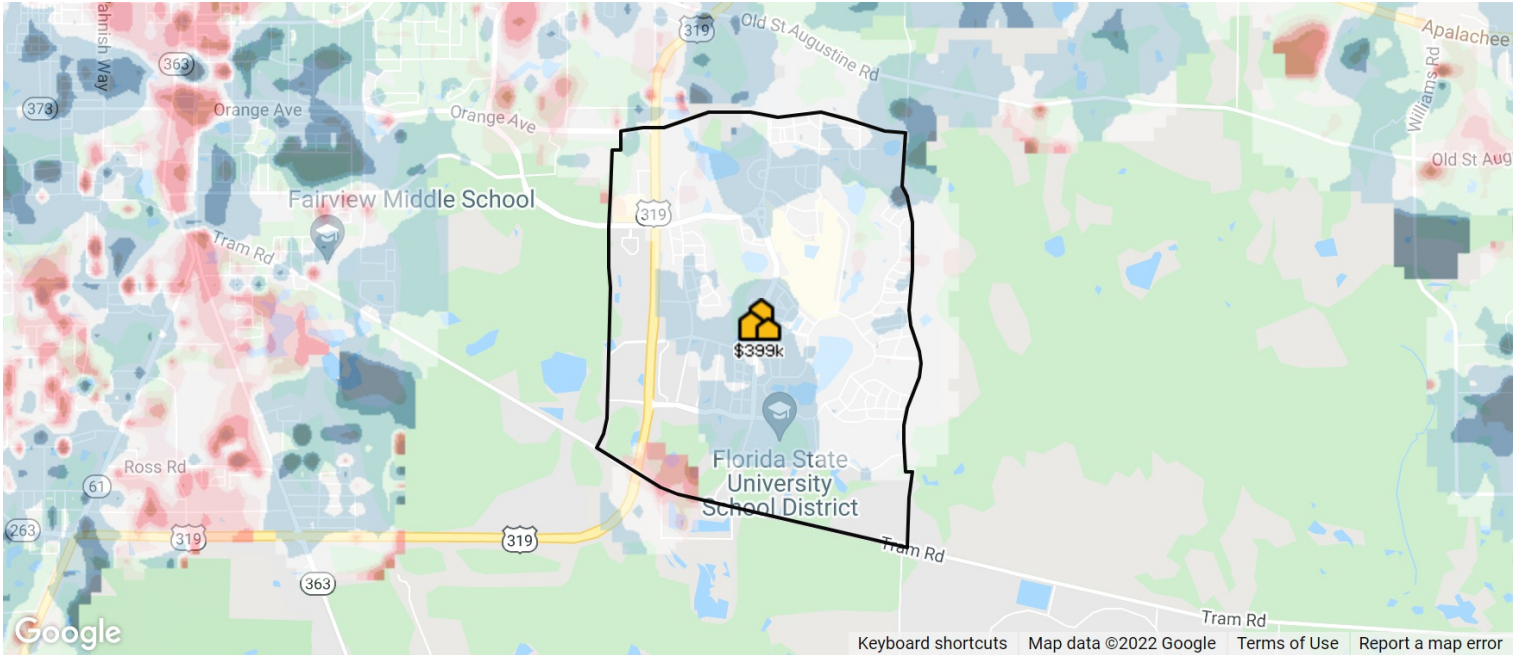
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| | | | | |
|--|---|--|--|--|
| <p>Median Est. Home Value</p> <p>\$399K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last Month</p> <p>↑ 1.39%</p> | <p>Change Over Last 3 Months</p> <p>↑ 3.41%</p> | <p>Change Over Last 12 Months</p> <p>↑ 18.99%</p> | <p>Change Over Last 24 Months</p> <p>↑ 25.59%</p> |
|--|---|--|--|--|

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.

Southwood in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



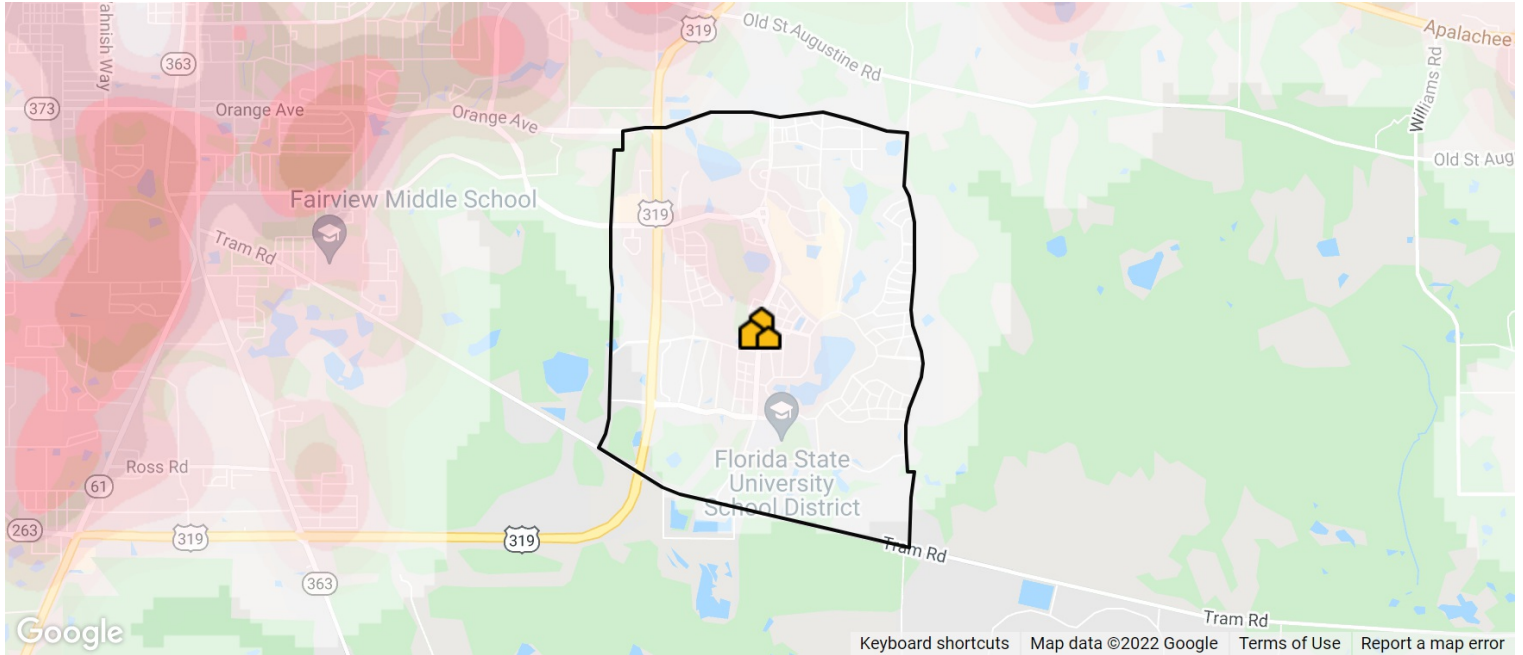
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

| | | | |
|--|--|--|--|
| <p>Median Est. Home Value</p> <p>\$399K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last 12 Months</p> <p>↑ 18.99%</p> | <p>Change Over Last 24 Months</p> <p>↑ 25.59%</p> | <p>Change Over Last 36 Months</p> <p>↑ 30.01%</p> |
|--|--|--|--|

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.

Southwood in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



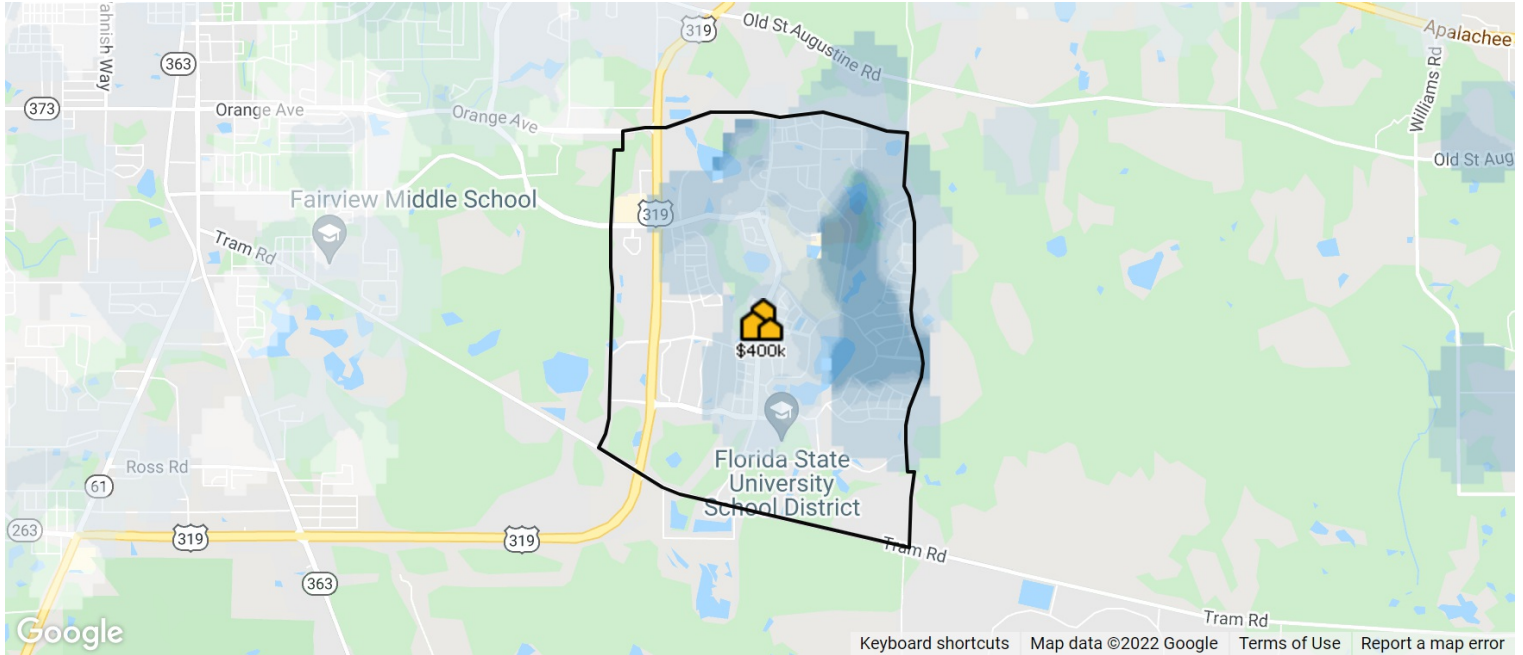
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| | | | |
|--|---|---|---|
| <p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">3</p> <p>Updated: 2/26/2022</p> | <p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">0</p> | <p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">2</p> | <p># of Foreclosed</p> <p style="font-size: 2em; text-align: center;">1</p> |
|--|---|---|---|

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

Southwood in Tallahassee, FL

Market Snapshot: Sales Price



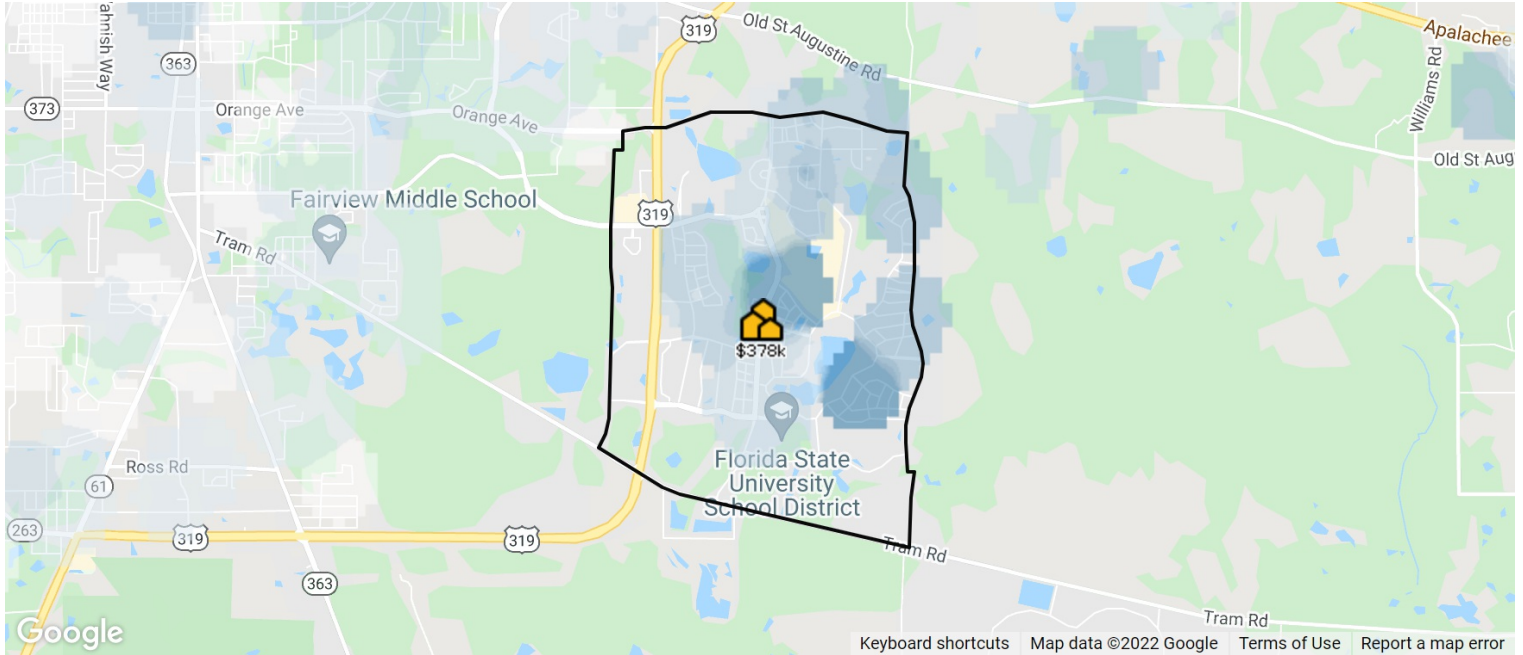
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| | | | | |
|---|---|---|---|--|
| <p>Median Sales Price</p> <p>\$400K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last Month</p> <p>↑ 8.11%</p> | <p>Change Over Last 3 Months</p> <p>↑ 10.58%</p> | <p>Change Over Last 12 Months</p> <p>↓ 1.21%</p> | <p>Change Over Last 24 Months</p> <p>↑ 11.08%</p> |
|---|---|---|---|--|

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

Southwood 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>\$378K</p> <p>Updated: 1/31/2022</p> | <p>Change Over Last Month</p> <p>↑ 1.36%</p> | <p>Change Over Last 3 Months</p> <p>↑ 14.39%</p> | <p>Change Over Last 12 Months</p> <p>↑ 16,677.78%</p> | <p>Change Over Last 24 Months</p> <p>↑ 18,775%</p> |
|--|---|---|--|---|

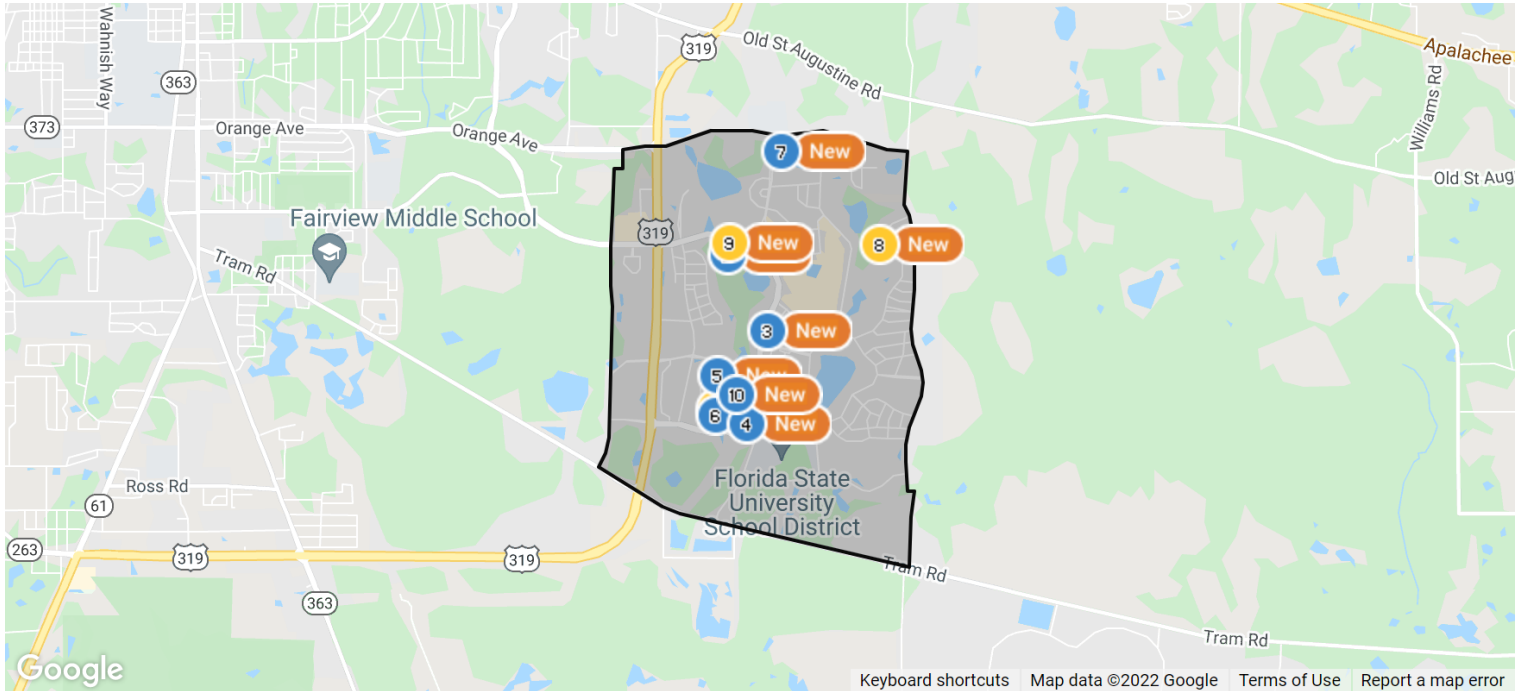
About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats




Search Criteria | **Location:** Southwood 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 |
|--------------------------------|---|--|---|
| Number of Properties | 10 | 3 | 10 |
| Low Price / Value | \$2,100 | \$425,000 | \$369,900 |
| Median Price / Value | \$327,500 | \$496,299 | \$555,000 |
| High Price / Value | \$649,000 | \$497,410 | \$699,000 |
| Average Price / Sq. Ft. | \$136 | \$195 | \$201 |
| Median Price / Sq. Ft. | \$176 | \$193 | \$200 |
| Average Days in RPR | 12 | 119 | 49 |
| Median Days in RPR | 6 | 166 | 44 |
| Total Volume | \$2,795,300 | \$1,418,709 | \$5,348,900 |







Southwood in Tallahassee, FL




New Listings: 10

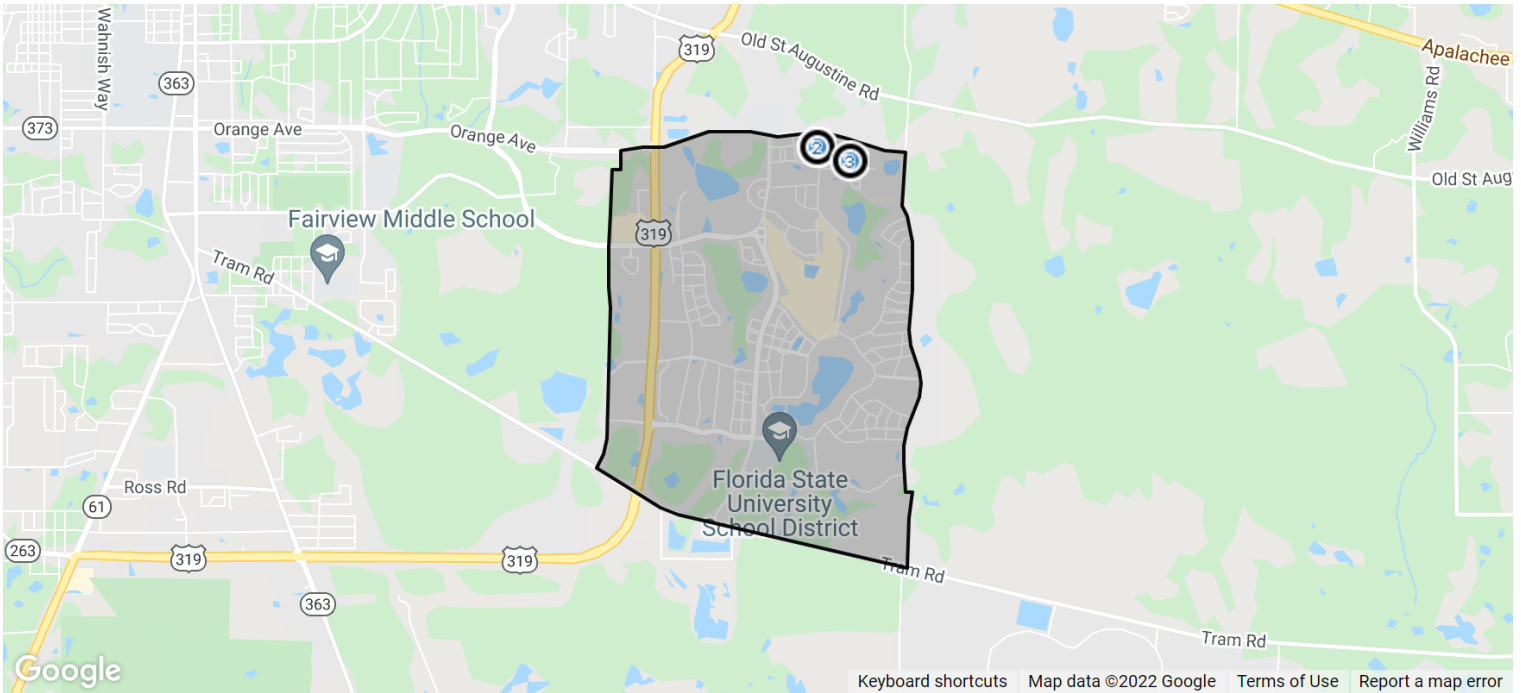
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>1 ● Active <i>MLS ID: 342687</i> 4239 Raleigh Way</p> <p>Very Nice ~ 3 BR ~ 2 1/2 BA ~ 2 Car Garage ~ Master BR down ~ 2 more BR's up ~ SOUTHWOOD - a GREAT Place to Live / Work / Play ~ Enjoy Community Swimming Pools ~ Tennis Courts ~ Miles of Biking / Walking / Jogging Trails ~ Available 4/15/2022 Call Steve for more info</p> <p><i>Courtesy of CHANGING TIMES REALTY</i></p> | Single Family | 3/3 | 1,800 | 4,792 | 2006 | 2/26/2022 | \$2,100 mo. | \$1 |
|  <p>2 ● Active <i>MLS ID: 342508</i> 4071 Swift Way</p> <p>BETTER HURRY! MOVE RIGHT IN TO THIS BEAUTIFUL SOUTHWOOD HOME! New stainless appliances in the spacious kitchen with granite counter tops, loads of cabinets and open to the great room! Roomy eat-in area with walls of windows and new dining room fixture. Spacious size bedrooms with new carpet. Master bedroom with walk in closet and master bath with shower and updated light fixture. Inside utility room with washer and dryer, plus spacious covered front porch to relax and enjoy this beautiful weather! Plantation shutters and more! This wonderful neighborhood includes access to all amenities of Southwood including community pool, tennis courts, town center, community garden plus social & community events. Conveniently located close to shopping and state offices!</p> <p><i>Listing Courtesy of PENNY HERMAN REALTY</i></p> | Single Family | 3/2 | 1,524 | 6,534 | 2005 | 2/22/2022 | \$325,000 | \$213 |
|  <p>3 ● Active <i>MLS ID: 342237</i> 3754 Cunard Dr</p> <p>Gorgeous Southwood home in stellar location overlooking a pretty pond and in walking distance to the community pool, playground, tennis courts, sand volleyball court, Central Lake and the Town Center. This home also features a heated pool! The main living space has cove ceilings with lots of windows and natural light. There's a large office for those working from home. The large kitchen has new stainless steel appliances (2021), and lots of cabinets and counter space. There's also a large screened in porch overlooking the beautifully designed pool, perfect for entertaining or relaxing!</p> <p><i>Listing Courtesy of CLOVER KEY REALTY</i></p> | Single Family | 4/3 | 3,125 | 10,890 | 2004 | 2/18/2022 | \$649,000 | \$208 |

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. |
|---|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>4 ● Active <i>MLS ID: 342618</i></p> <p>4266 Park Crossing Trl Condo/Townhouse/Apt. 3/4 1,966 3,484 2005 2/25/2022 \$330,000 \$168</p> <p>3/2.5 end unit townhome with a separate carriage house, sits on a corner lot. Within walking distance to neighborhood schools. Master is located downstairs. 2 car garage. Carriage house with separate entrance includes a kitchen and full bath. Great for rentals, home office or guest space.</p> <p style="text-align: right;"><i>Listing Courtesy of XCELLENCE REALTY</i></p> | | | | | | | | |
|  <p>5 ● Active <i>MLS ID: 341863</i></p> <p>3085 Merchants Row Blvd Condo/Townhouse/Apt. 3/4 1,818 5,227 2007 2/24/2022 \$349,500 \$192</p> <p>OPEN HOUSE SUNDAY, FEB. 27 FROM 2 TO 4*ABSOLUTELY FABULOUS BEAZER TOWNHOME HAS MASTER UP & MASTER DOWN*LARGEST FLOOR PLAN WITH BEAUTIFULLY LANDSCAPED & FULLY FENCED REAR & SIDE YARD, PAVER PATIO & SCREENED PORCH*WELL MAINTAINED WITH WOOD FLOORS & TILE THROUGHOUT*ONLY CARPET IS ON STAIRCASE*GRANITE & CORIAN COUNTERTOPS*HVAC 2016*SOLD "AS-IS WITH RIGHT TO INSPECTION.</p> <p style="text-align: right;"><i>Listing Courtesy of EDEN & COMPANY</i></p> | | | | | | | | |
|  <p>6 ● Active <i>MLS ID: 342382</i></p> <p>4259 Raleigh Way Single Family 3/2 1,416 4,791 2006 2/22/2022 \$325,000 \$230</p> <p>Immaculate maintained Acadia model with a two car garage and fenced in back court yard. Walk to town center including pool, shops, restaurants, gym, lake, golf course, and hiking trail, all from this St. Joe built home upgraded with crown molding, granite, stainless appliances. Home shows like new.</p> <p style="text-align: right;"><i>Listing Courtesy of ARMOR REALTY OF TALLAHASSEE</i></p> | | | | | | | | |
|  <p>7 ● Active <i>MLS ID: 341240</i></p> <p>2476 Lantana Ln Single Family 4/3 2,313 5,662 2007 1/22/2022 \$385,000 \$166</p> <p>Great home for entertaining, Spacious 4 bedroom, 2.5 bath with open plan, light and bright with an 18' ceiling in the great room, eat-in kitchen with bar, spacious master down, 16'x15' loft upstairs for a second living space along with spacious bedrooms, detached 2 car garage and privacy fenced back yard.</p> <p style="text-align: right;"><i>Listing Courtesy of PRIMESOUTH FEZLER, RUSSELL AND</i></p> | | | | | | | | |
|  <p>8 ● Active <i>MLS ID: 341888</i></p> <p>3622 Biltmore Ave Single Family 3/2 1,394 5,663 2006 2/5/2022 \$2,350 mo. \$2</p> <p>BEAUTIFUL SOUTHWOOD RENTAL*TRULY MOVE-IN READY*PRISTINE 3/2 IN FULL AMENITY NEIGHBORHOOD*RECENTLY UPDATED*STAINLESS APPLIANCES* ENGINEERED FLOORS*NEW CARPET*NEW PAINT*OPEN KITCHEN WITH GRACIOUS ISLAND*WASHER/DRYER*FULLY FENCED REAR YARD WITH BRICK PATIO PAD*LEADS TO 2 CAR GARAGE*HOME LOOKS OUT TO BEAUTIFUL PASTURES WITH COWS GRAZING*RENT INCLUDES LAWN CARE*HURRY...THIS WON'T LAST.</p> <p style="text-align: right;"><i>Courtesy of SOUTHWOOD PROPERTIES REAL ESTA</i></p> | | | | | | | | |
|  <p>9 ● Active <i>MLS ID: 341890</i></p> <p>3570 Four Oaks Blvd Single Family 3/2 1,394 6,534 2005 2/5/2022 \$2,350 mo. \$2</p> <p>BEAUTIFUL SOUTHWOOD RENTAL*3 BEDROOMS, 2 BATHS*SPLIT-PLAN*RECENT UPDATES AND IN PRISTINE CONDITION*SEPARATE 2-CAR DETACHED GARAGE*LEASE INCLUDES LAWNCARE*ACROSS THE STREET FROM SOUTHWOOD'S BEAUTIFUL GOLF COURSE.</p> <p style="text-align: right;"><i>Courtesy of SOUTHWOOD PROPERTIES REAL ESTA</i></p> | | | | | | | | |

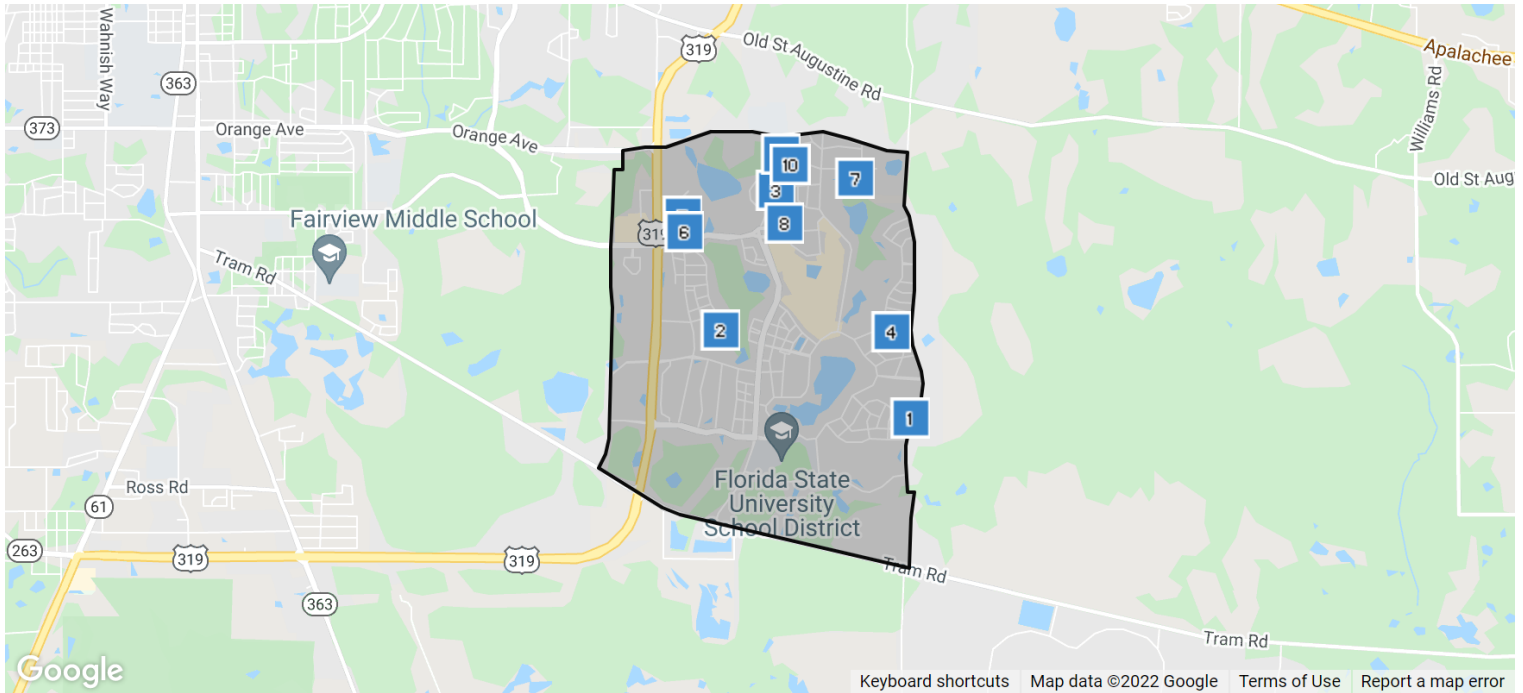
New Listings: 10 (cont.)

| | 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: 341535 | | | | | | |
| 4228 Grove Park Dr | Single Family | 4/4 | 2,317 | 4,791 | 2005 | 1/29/2022 | \$425,000 | \$183 |
| <p>One of the best locations in Southwood directly across the street from the lake and walking trails, steps from the Southwood Town Center, and close to the schools in the neighborhood! Not only are the views amazing from this house, but the house itself is a gem with 10' ceilings throughout, fresh paint in the interior, all newer appliances (2015), and a beautiful fireplace making the open concept living space feel cozy and inviting. The master bedroom has a his and hers closet and a beautifully renovated shower. The main house is 3 bed/ 2.5 bath with an office. The house also has a detached carriage house that has been well-maintained with brand new stairs, a full kitchen, and stackable washer and dryer unit. The carriage house (which includes the 4th bedroom and 4th bathroom advertised), is a wonderful investment and opportunity to generate some rental income. Here's a chance to buy into a fantastic community with miles and miles of walking trails, tennis courts, a playground, a community pool, and lots of seasonal events put on by the HOA.</p> <p><i>Listing Courtesy of CLOVER KEY REALTY</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: 337232</i> 3414 Coneflower Dr</p> <p>RESERVED SPEC. Our Azalea model is available now in Southwood! 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 | 8,712 | 9/13/2021 | \$497,410 | 12/1/2021 | \$193 |
|  <p>2 Pending <i>MLS ID: 337231</i> 3438 Coneflower Dr</p> <p>Our Azalea model is available now in Southwood! 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 | 8,712 | 9/13/2021 | \$496,299 | 1/6/2022 | \$193 |
|  <p>3 Pending <i>MLS ID: 341684</i> 2553 Lantana Ln</p> <p>Premier Fine Home! Beautiful Jackson model featuring 3 spacious bedrooms that includes 2.5 baths. This FGBC Green Certified custom home features the fine finishes that you have come to expect from Premier in addition to a long list of beautiful upgrades. You will love the gorgeous custom cabinets, the tongue and groove hard wood floors, tall baseboards and crown molding. Includes gas fireplace and surround sound speaker system. See Associated Docs for Upgrade List. <i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p> | Single Family | 3/3 | 2,152 | 11,761 | 2/2/2022 | \$425,000 | 2/12/2022 | \$197 |








Closed: 10

| | 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: 340404</i> 4100 Biltmore Ave | Single Family | 5/4 | 2,851 | 13,068 | 2005 | 1/31/2022 | \$565,000 | \$198 |
| <p>Main house is 2368 SF and Carriage house is 483 SF. The home is located on a large corner lot across from a peaceful greenspace. Newer HVACs. The kitchen has all new appliances. Every ceiling fan and many of the light fixtures have been replaced. All 3 bath vanities have new quartz countertops with new plumbing fixtures. New interior paint throughout., Garage and floor have new paint, door and opener motor. The front and rear porches have also been re-painted. New hardwood floors in dining room, all other wood floors have been refinished. No carpet! In 2016, the owners added an additional 2 car garage, laundry room, 75 SF of storage and a large carriage house with skylights which currently rents for \$1300/mo. Tenant is willing to renew annual lease at new owner's option.</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p> | | | | | | | | |
|  2 Closed <i>MLS ID: 337589</i> 3773 Overlook Dr | Single Family | 4/4 | 2,580 | 12,632 | 2003 | 1/28/2022 | \$480,000 | \$186 |
| <p>Reduced \$16,000. Approved plans for a guest house over additional two car garage by the pool in large fenced backyard with access to the driveway. Updated Kitchen, Flooring, Appliances, Bathrooms, Heating and Air, Pool, Sod, Patio Pavers, Paint. Two Story Southern Style home has great charm located in Southwood with a rocking chair front porch and second story balcony. Back screened-in porch opens to 3 French doors with access to Primary Bedroom and Family Room. Home is situated on large fenced backyard with pergola, arbors and vinyl in ground pool. Dual A/C and Heating Units. Oversized attached two-car garage. Welcoming entry foyer, separate Formal dining room with crystal chandelier, separate Formal living room with gas fireplace, Family Room with tray ceiling has two French doors to back screened-in porch. Open Kitchen has quartz countertops, 42-inch cabinets, stainless steel appliances and large eat-in area, a large walk-in pantry/home office, laundry room with washer and dryer. This popular Williamsburg model is made for entertaining, beautiful 4 bedrooms 3.5 bath floor plan features Primary Suite on first floor has a walk-in closet, tray ceiling, en suite primary bathroom, garden tub, over sized shower surround, double vanity. Primary bedroom is light and bright has lots of windows for natural lighting and French door leading to screened-in back porch. 3 Bedrooms on second floor, 2 with covered balcony access and second primary bedroom with private full Bath and walk-in closet. Enjoy the wonderful golf cart friendly award winning Southwood community with green spaces, parks, lakes, trails, a community pool, a tennis court, Town Center and a playground nearby, easy access to shopping and downtown.</p> <p><i>Courtesy of JB DEHKORDI REALTY</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. |
|---|---------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
|  3 ■ Closed <i>MLS ID: 341290</i> 2501 Twain Dr | Single Family | 4/3 | 2,394 | 10,890 | 2006 | 2/24/2022 | \$455,000 | \$190 |
| <p>Stunning golf course frontage home in desirable Southwood! Surrounded by gorgeous, mature landscaping you are greeted with the large rocking chair front porch that leads you inside to a bright and open floorplan. This wonderfully maintained home offers volume and tray ceilings, lots of windows and oversized french doors allow ample natural light inside. The generous eat-in kitchen offers a large bar that opens into the family room, lots of countertop space, undercabinet and can lighting, sizeable pantry and a breakfast nook. Enjoy a very nice owner's suite offering a tray ceiling, dual closets (one being a large walk-in), relaxing garden tub, dual sinks and separate shower and water closet. Other features include a bonus room/office, fully irrigated yard, wrought iron back fence, gorgeous oaks with classic Spanish Moss and much more in this low maintenance home. The incredible Southwood subdivision offers an inclusive community full of amenities such as a community garden for growing your own flowers and vegetables, town center, pool, tennis courts, parks, lakes, nature trails, Freddy Couples designed golf course and even a sitter/pet directory.</p> <p><i>Courtesy of RE/MAX PROFESSIONALS REALTY</i></p> | | | | | | | | |
|  4 ■ Closed <i>MLS ID: 340972</i> 3248 Appleton Dr | Single Family | 4/4 | 2,983 | 9,583 | 2006 | 2/17/2022 | \$600,000 | \$201 |
| <p>Beautifully renovated, stunning 4 bedroom/ 4 bathroom double balcony home features soaring 10-foot ceilings, real hardwood oak flooring, and an open-flow, light-filled interior at nearly 3000 sq ft. This home has a flex space that could function as an office or play area. With a traditional American foursquare architectural layout that has been modernized to showcase open living spaces, the rooms flow effortlessly into each other but also allow for just enough separation for an ideal balance of openness, comfort, storage, and space. This home has two full-sized living rooms - one with a gas fireplace and another with custom floor-to-ceiling entertainment center/library and French doors opening onto the backyard. Modern custom shiplap, a 20'x15' master suite, a guest or in-law suite opening onto the upstairs balcony, oversized bedrooms, a chef's kitchen with custom floor-to-ceiling cabinetry, granite countertops, custom backsplash, large pantry, stainless steel appliances, new kitchen aid refrigerator, oversized windows, 8 foot solid interior doors with crown molding and trim throughout, and lots more! Bay window in your master suite. The master bath features a double vanity, two linen closets, a soaking tub, a large floor-to-ceiling tiled walk-in shower, and a huge walk-in master closet with custom wood shelving and organization. High-end window treatments include linen custom French-pleat drapery and custom Roman shades. All lighting, drapery, and hardware are top of the line from Visual Comfort, Circa lighting, Rejuvenation and Restoration Hardware; luxury designer carpet in upstairs bedrooms. Outside features security system, a side-entry garage, custom vertical garage storage, privacy fence, sprinkler system, automatic electric gate, a custom wood treehouse with playscape and beautiful trees providing shade on sunny days playing or entertaining in the backyard. This home sits on one of the best streets in Southwood! Within walking distance to the pool, lake, trails, tennis courts, and clubhouse. Come home to an ideal home in a picturesque community situated among flowing trees and great neighbors, all perfect for enjoying life.</p> <p><i>Courtesy of PRO PLAYERS REALTY USA</i></p> | | | | | | | | |
|  5 ■ Closed <i>MLS ID: 340199</i> 3529 Esplanade Way | Single Family | 6/4 | 3,300 | 7,840 | 2019 | 2/17/2022 | \$665,000 | \$202 |
| <p>Gorgeous 5 bedroom home with separate 1 bedroom, 1 bathroom cottage with its own garage and laundry room! Perfect for extended families or investors (cottage can be rented for over \$1,000 monthly!). Home overlooks beautiful view of golf course and woods. The interior is simply stunning with modern trim, tile, and fixtures. One bedroom upstairs in the main home is flexible space and can be used as a game room, office, theater room, or work out space. The back patio offers sweeping views of two fairways, woods, and a small pond. A great place to unwind or entertain! You will also love the Southwood community, with seasonal community events put on by the HOA, the community pool, tennis courts, sand volleyball court, playground, dog park, and miles and miles of walking trails.</p> <p><i>Courtesy of CLOVER KEY REALTY</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. |
|---|---------------|---------|---------------------|------------------|------------|------------|-------------|-------------------|
|  <p>6 ■ Closed <i>MLS ID: 339682</i></p> <p>3569 Esplanade Way</p> <p>Stunning Southern Living inspired 5 bedroom, 4.5 bath home on the golf course! Completely remodeled kitchen as of 2020 with all stainless appliances including Bosch double door ovens and Bosch dishwasher, brand new quartz counters, built-in wine cooler, new built-in pantry with barn door, and farm sink. New California closets in every room in 2021. Wide plank hardwood floors throughout the entire house, shiplap accent walls, coffered ceilings, crown molding, new furnace in 2021, two car garage, 630 square foot carriage house with 1 bedroom, 1 bath, kitchen, and living area. The entire house was repainted in 2020, new "big ass" fans put in every room in 2021. New landscaping and lighting in 2020. New epoxy floor and built-in shelves in garage, drop zone added, plantation shutters. Secret room behind book case with large storage room. Newly screened in back porch overlooking sprawling oak trees! You must see this one of kind home! **The carriage house rents for \$1000/month.</p> <p><i>Courtesy of THE NOVA GROUP REALTY</i></p> | Single Family | 5/5 | 3,142 | 7,405 | 2015 | 1/5/2022 | \$699,000 | \$222 |
|  <p>7 ■ Closed <i>MLS ID: 339291</i></p> <p>3591 Spider Lily Way</p> <p>There's so much to love about this cute craftsman house in Southwood! The stonework surrounding the garage and columns gives this home lots of curb appeal. The home faces green space bordered by a sidewalk- perfect for strolls with your favorite pet! The inside features a lovely kitchen with white cabinetry, gorgeous granite counters, and stainless steel appliances. (fridge excluded in sale) The kitchen opens up into the inviting living room with a stone facing fireplace and built-in shelving. There's also a sunroom adjoining the living room that can be closed off with pocketed double doors. The master bedroom features a double tray ceiling and large walk-in closet. There's a drop zone off from the garage and the laundry room features built-in shelving with a large granite counter, perfect for storage and folding space. A great home in a great neighborhood that can't be beat with a community pool, tennis courts, sand volleyball court, playground, golf course, and miles and miles of walking trails!</p> <p><i>Courtesy of CLOVER KEY REALTY</i></p> | Single Family | 3/2 | 1,754 | 7,405 | 2015 | 1/11/2022 | \$375,000 | \$214 |
|  <p>8 ■ Closed <i>MLS ID: 340118</i></p> <p>3098 Dickinson Dr</p> <p>Entered for Comp Purposes Only.</p> <p><i>Courtesy of CLOVER KEY REALTY</i></p> | Single Family | 4/3 | 2,603 | 19,602 | 2013 | 12/8/2021 | \$595,000 | \$229 |
|  <p>9 ■ Closed <i>MLS ID: 339217</i></p> <p>3068 Indian Grass Ln</p> <p>Awake to the rising sun cascading across the park and onto your front door in this tight and tidy beautiful Craftsman home. This Ava model Beazer home has beautiful hand scraped wood floors in the Family / Dining area with a soaring 2 story ceiling and a wet bar area. The Kitchen features neutral tile floors, granite countertops, stainless steel appliances, a spacious pantry and a large island for the chef. Upstairs you'll find a large flexible loft area between 2 Bedrooms and a Bath with double vanities. The sellers created a relaxing backyard retreat with professionally installed pavers and a privacy fence. New carpet installed in master BR and upstairs areas. Home is professionally staged. White curtains are excluded.</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p> | Single Family | 3/3 | 2,017 | 4,356 | 2010 | 12/23/2021 | \$369,900 | \$183 |
|  <p>10 ■ Closed <i>MLS ID: 339795</i></p> <p>2429 Goldenrod Way</p> <p>Beautiful Southwood 3/2 with additional areas for office, private work area or play area for Jack & Jill bedroom set up, sunroom, walk in pantry, and electronics closet. Open plan with great area for entertaining, updated interior paint and plantation shutters. Located on 5th Fairway with large water feature and babbling brook in the backyard. Pond on left of property. Private setting, 2763 SF house and 144 SF heated and cooled space right off the garage for workshop or studio. Irrigation system and security system.</p> <p><i>Courtesy of PRIMESOUTH FEZLER, RUSSELL AND</i></p> | Single Family | 3/2 | 2,900 | 16,552 | 2008 | 1/10/2022 | \$545,000 | \$188 |

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- 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.



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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.

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