



MARKET ACTIVITY REPORT

Bloxham Heights in Tallahassee, FL



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



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

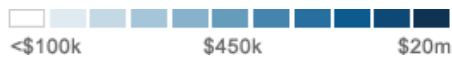
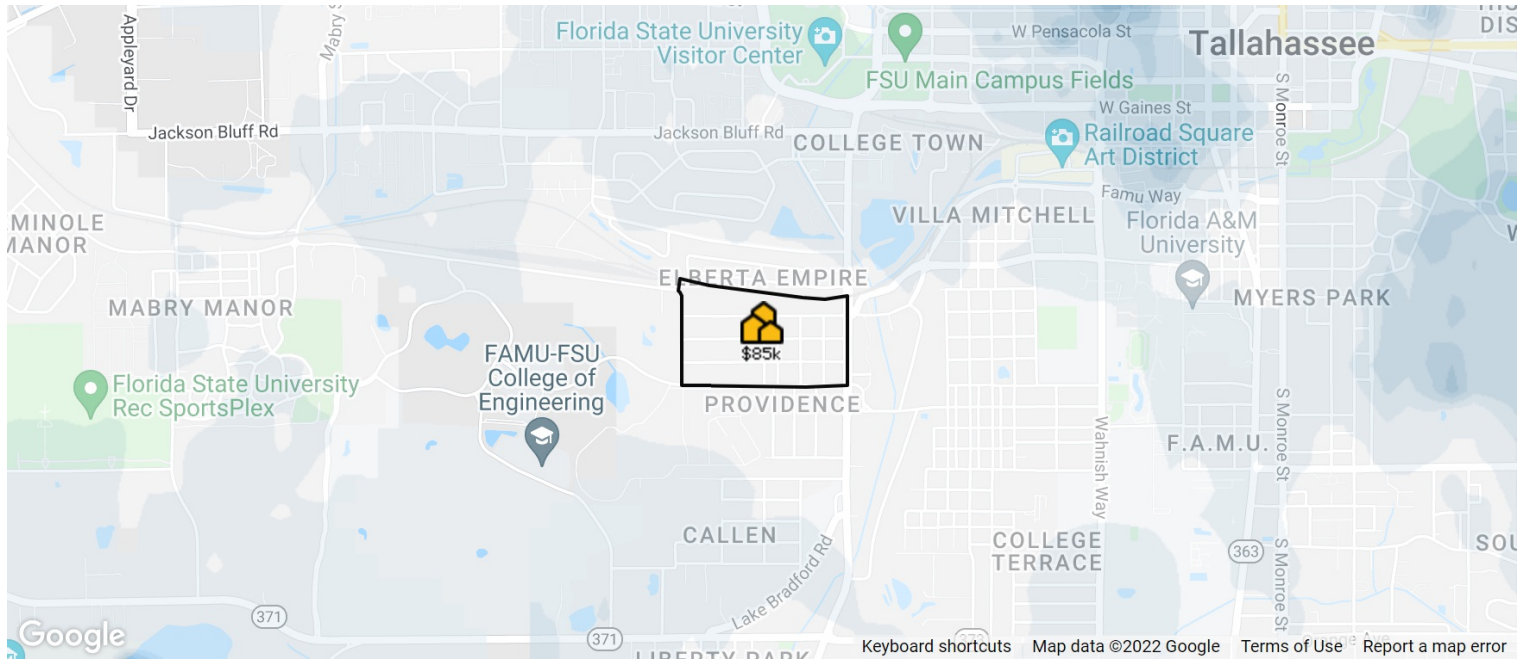
Main: abbe@LivingInTallahassee.com
Agent: <https://livingintallahassee.com/>

Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Bloxham Heights in Tallahassee, FL

Market Snapshot: Estimated Home Values



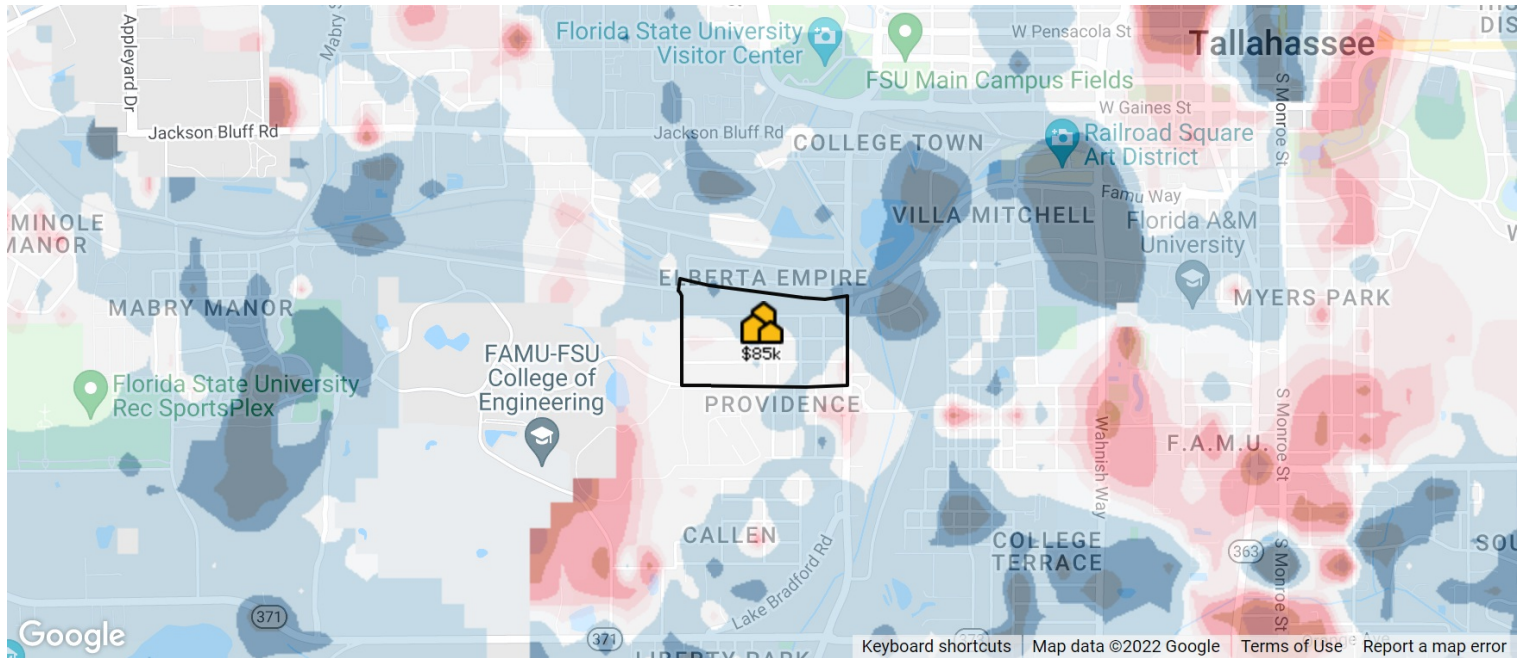
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$84.6K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last Month</p> <p>↓ 3.83%</p>	<p>Change Over Last 3 Months</p> <p>↓ 2.29%</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.36%</p>	<p>Change Over Last 24 Months</p> <p>↑ 69.26%</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.

Bloxham Heights in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

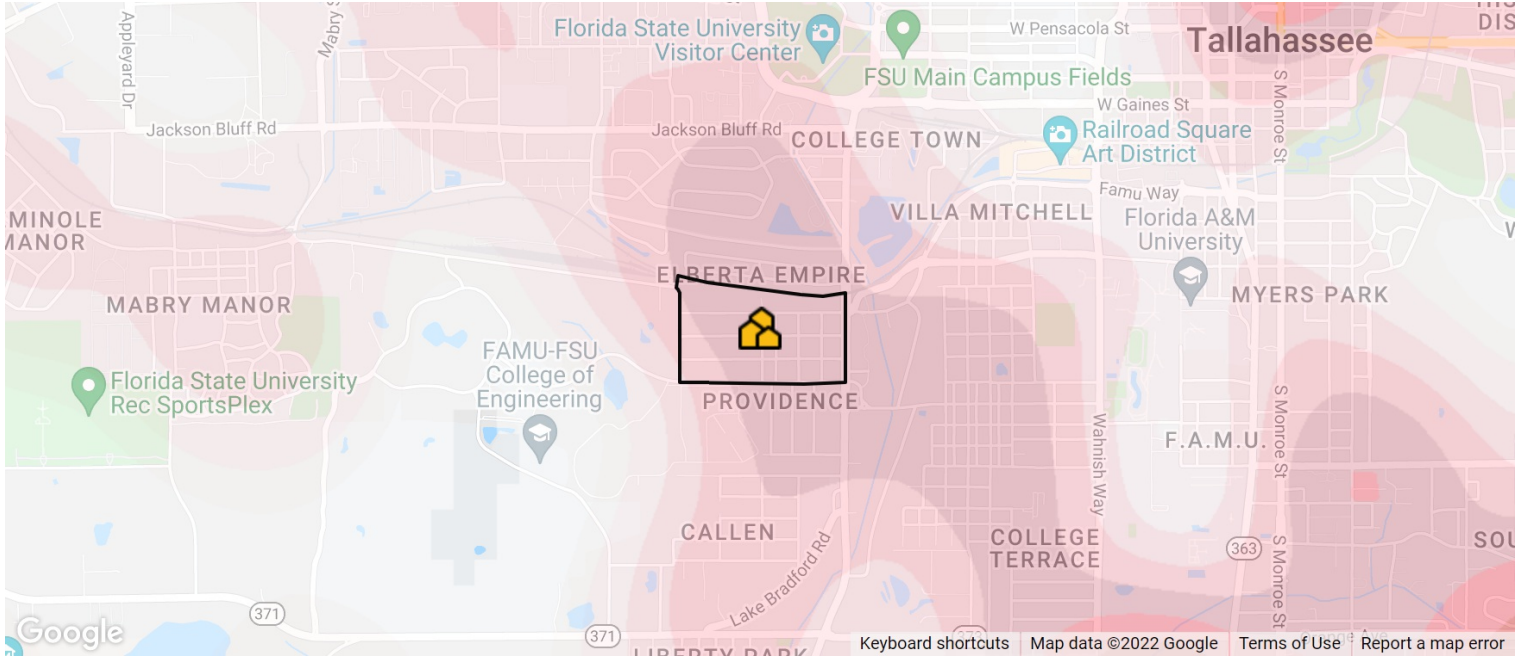
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$84.6K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.36%</p>	<p>Change Over Last 24 Months</p> <p>↑ 69.26%</p>	<p>Change Over Last 36 Months</p> <p>↑ 53.87%</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.

Bloxham Heights in Tallahassee, FL

Market Snapshot: Concentration of Distressed Properties



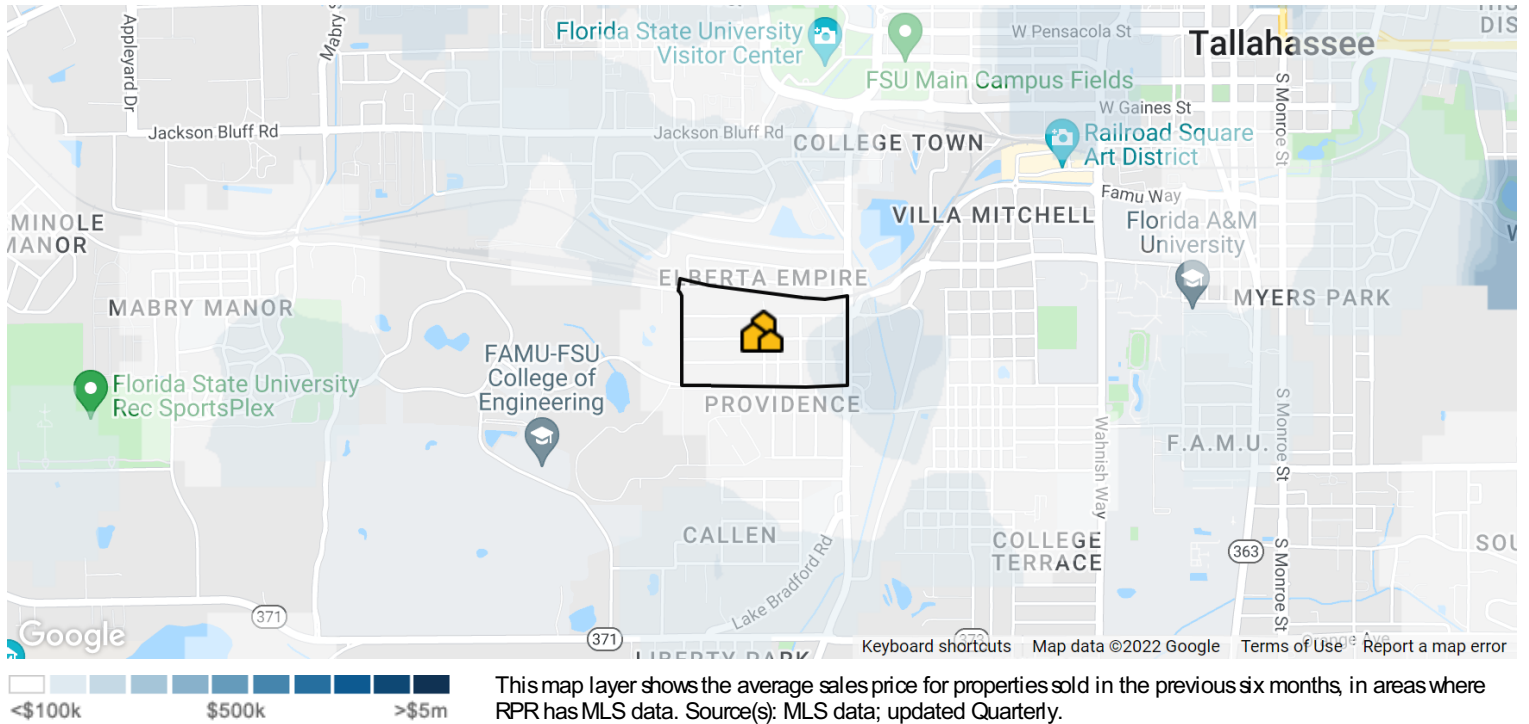
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>1</p> <p>Updated: 3/11/2022</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>1</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 3/11/2022.

Bloxham Heights in Tallahassee, FL

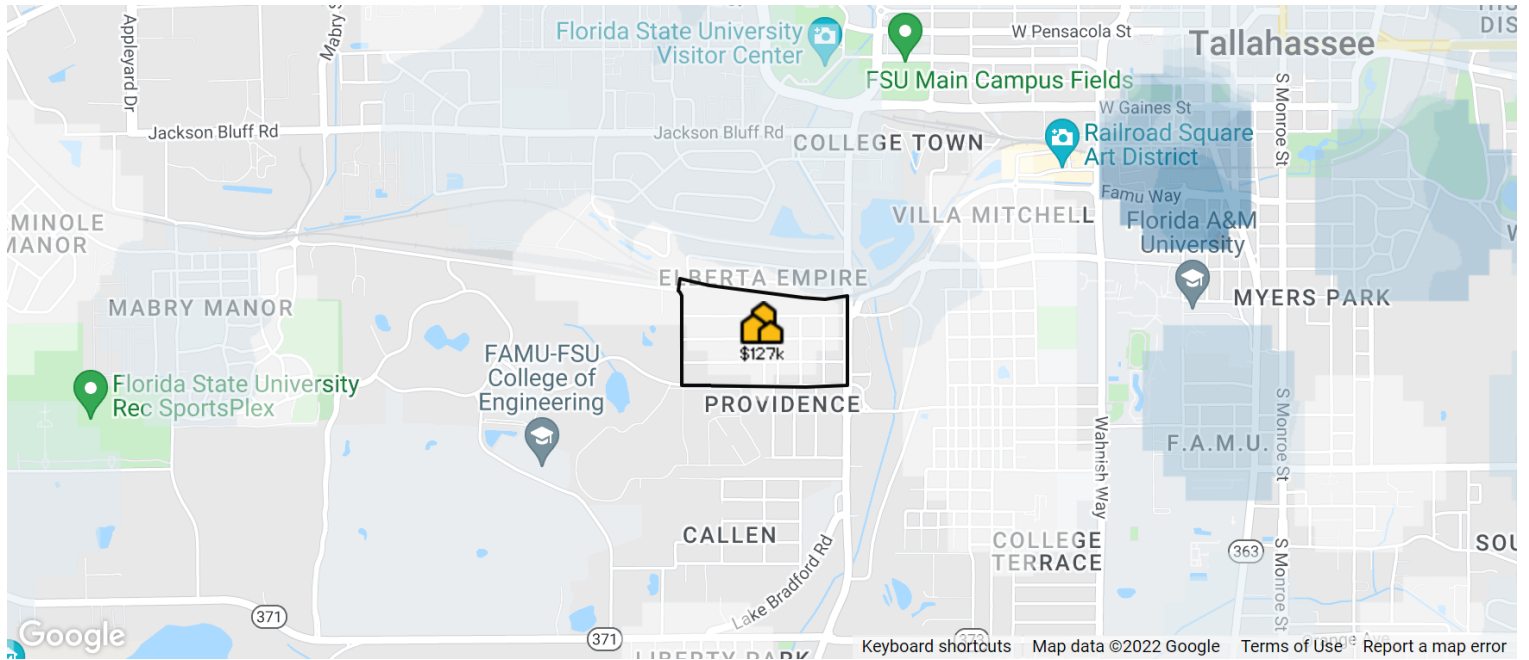
Market Snapshot: Sales Price



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

Bloxham Heights in Tallahassee, FL

Market Snapshot: List Price

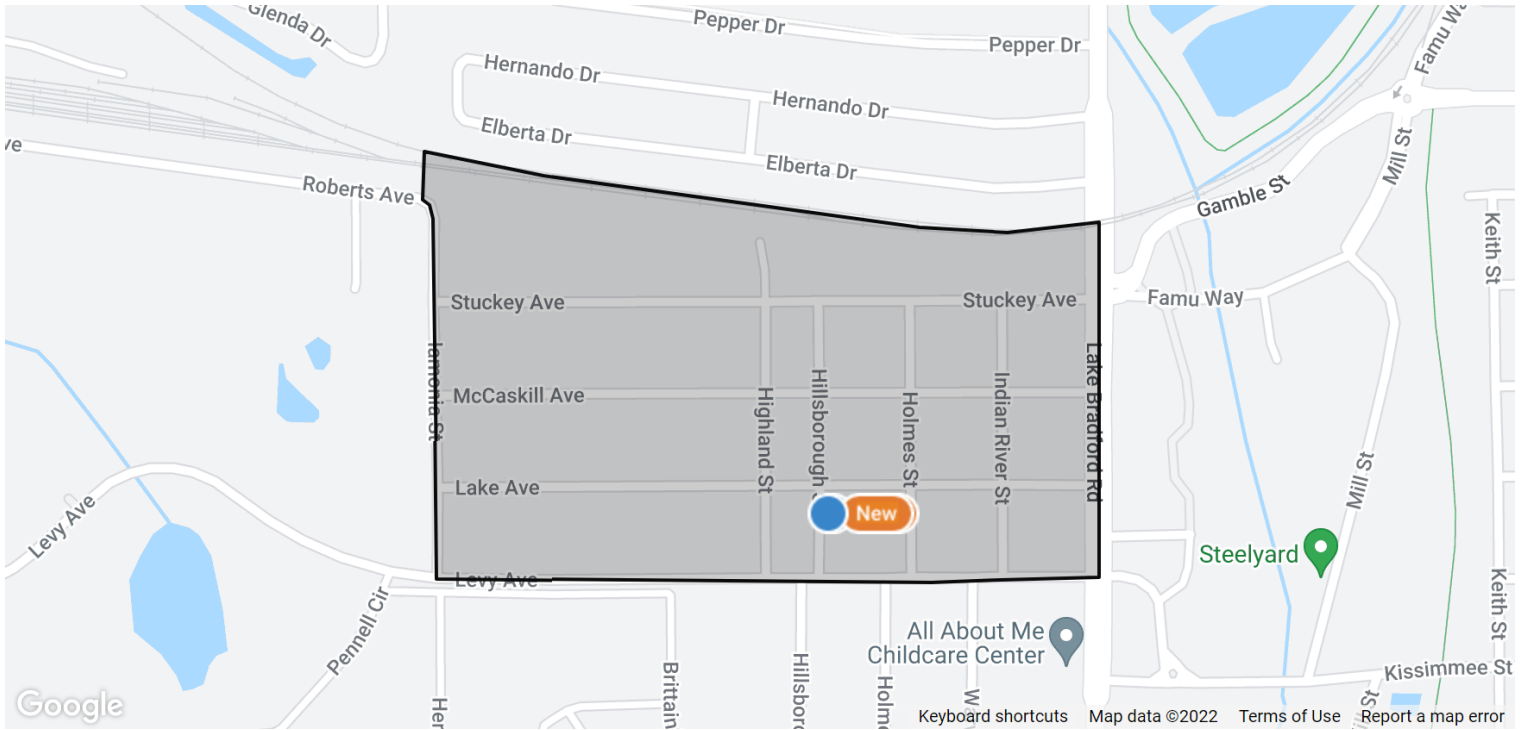


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$127K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.96%</p>	<p>Change Over Last 3 Months</p> <p>↑ 10.87%</p>	<p>Change Over Last 12 Months</p> <p>↑ 71.07%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

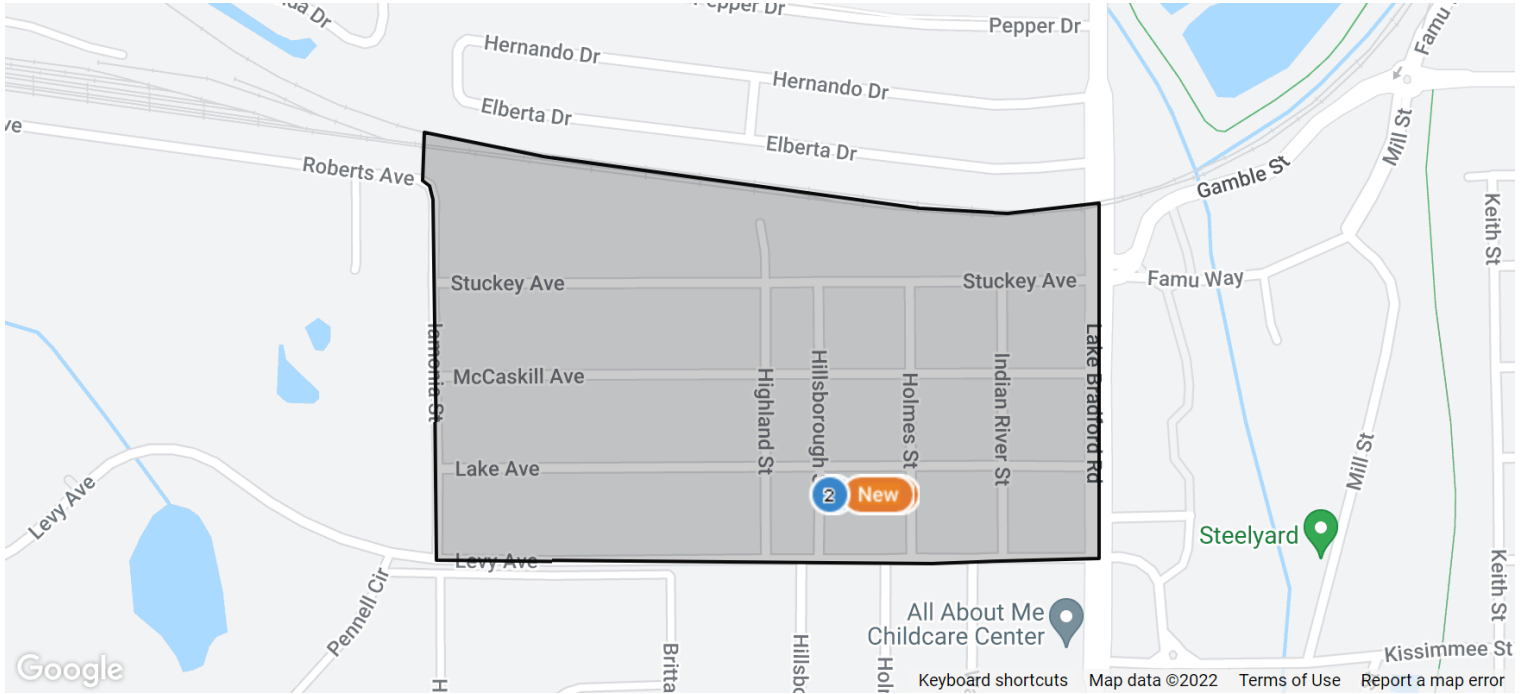
Market Activity Summary Stats





Search Criteria | **Location:** Bloxham Heights 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 New Listings
Number of Properties	2
Low Price / Value	\$165,000
Median Price / Value	\$167,450
High Price / Value	\$169,900
Average Price / Sq. Ft.	\$97
Median Price / Sq. Ft.	\$97
Average Days in RPR	5
Median Days in RPR	5
Total Volume	\$334,900

Bloxham Heights in Tallahassee, 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.
 1 Active <i>MLS ID: 342965</i> 1313 Lake Ave, #2 Condo/Townhouse/Apt. 3/3 *Motivated Seller* This spacious pad was built in 2007 and is LIKE NEW! Located a stone's throw from FSU's stadium! All 3 bedrooms are large, light and bright, with oodles of natural light, ample storage, new carpet, and neutral paint. Wide open kitchen with breakfast bar. Huge living room. Open back porch and a nice size backyard. One-car garage. Inside laundry room! No HOA fees! Downstairs layout: Kitchen, living room, half bath, 1 bedroom with en-suite bath. Upstairs layout: 2 bedrooms, 1 large Jack-n-Jill bathroom with double sinks, laundry closet and storage closet. <i>Listing Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i>	3/3	1,733	3,920	2007	3/4/2022	\$165,000	\$95	
 2 Active <i>MLS ID: 343099</i> 1315 Lake Ave Condo/Townhouse/Apt. 3/3 Looking for an affordable townhome in todays crazy market close to college town? Look no further, perfect for investors, as it has been rented continually for the last several years; or owner occupants that want to be within short walking distance to Doak Campbell and FSU. Townhouse was built in 2007, much newer then other homes in this price range, which has three bedrooms and two and a half baths, master suite is located down stair with a half bath; upstairs has two bedrooms with a jack n jill bathroom; no HOA, one car garage, and much more. Do not miss out! <i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i>	3/3	1,733	3,920	2007	3/9/2022	\$169,900	\$98	

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>

