

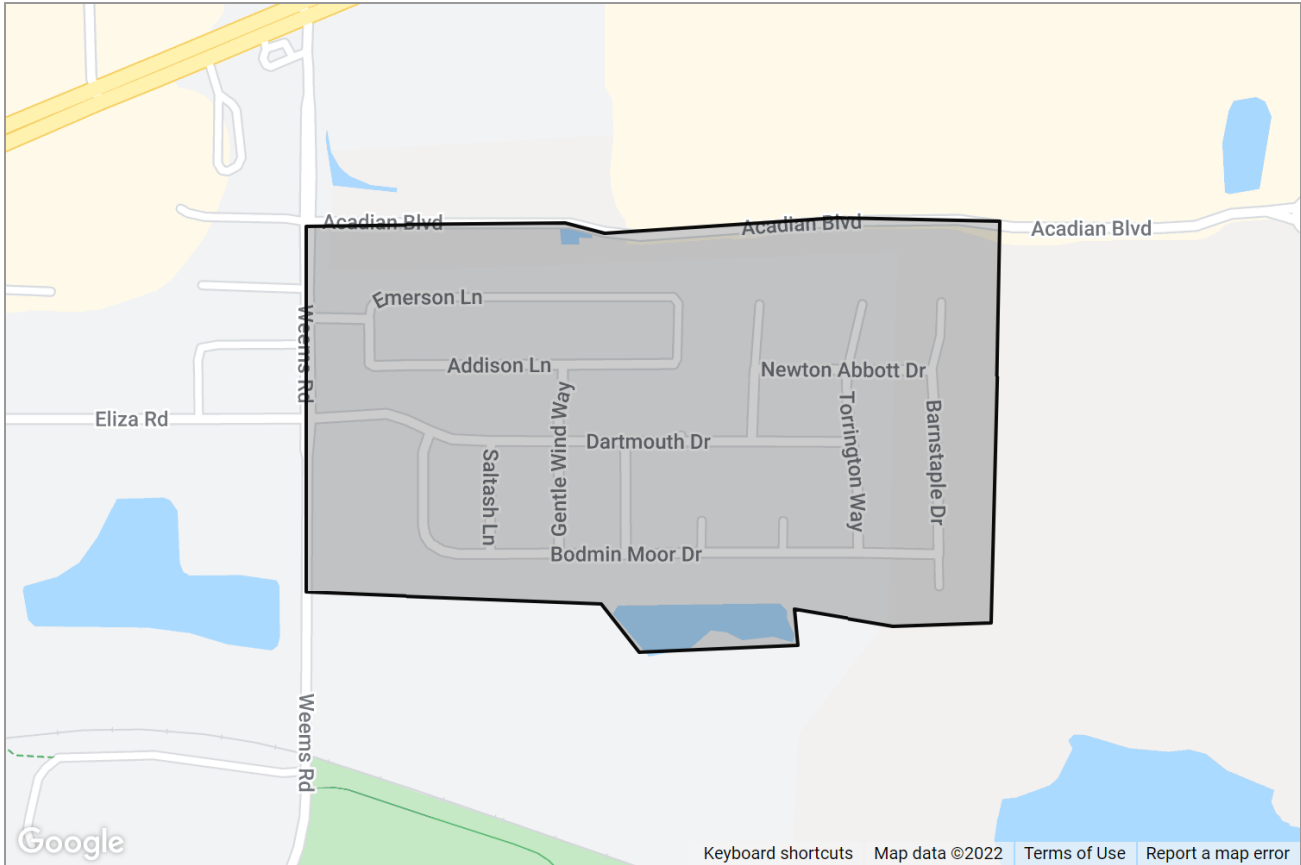


CATRS CAPITAL AREA TECHNOLOGY & REALTOR® SERVICES

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

MARKET ACTIVITY REPORT

Weems Plantation in Tallahassee, FL



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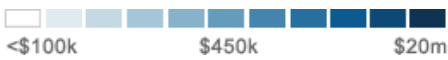
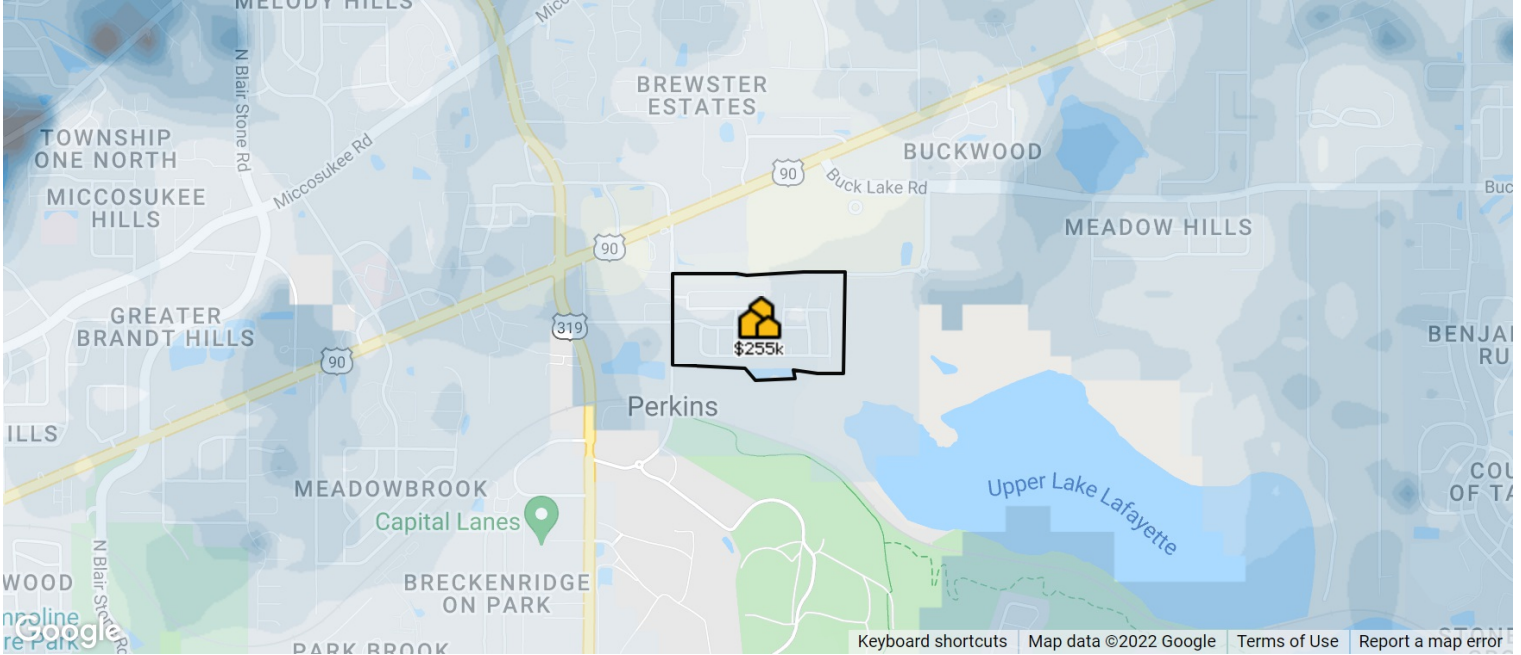
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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303



Weems Plantation in Tallahassee, FL

Market Snapshot: Estimated Home Values



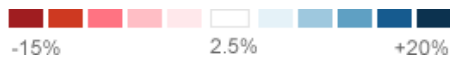
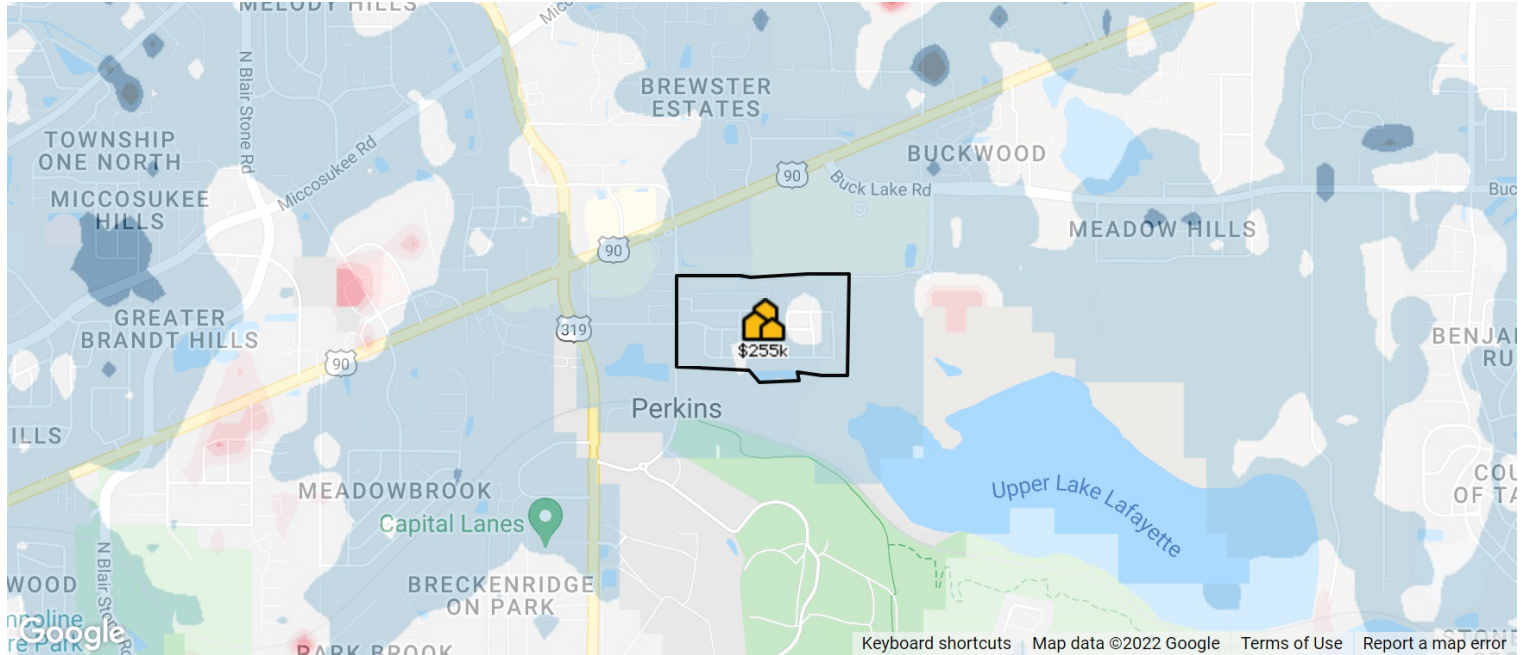
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$255K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.63%</p>	<p>Change Over Last 3 Months</p> <p>↑ 3.98%</p>	<p>Change Over Last 12 Months</p> <p>↑ 15.5%</p>	<p>Change Over Last 24 Months</p> <p>↑ 24.06%</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.

Weems Plantation in Tallahassee, FL

Market Snapshot: 12-Month Change in Estimated Value



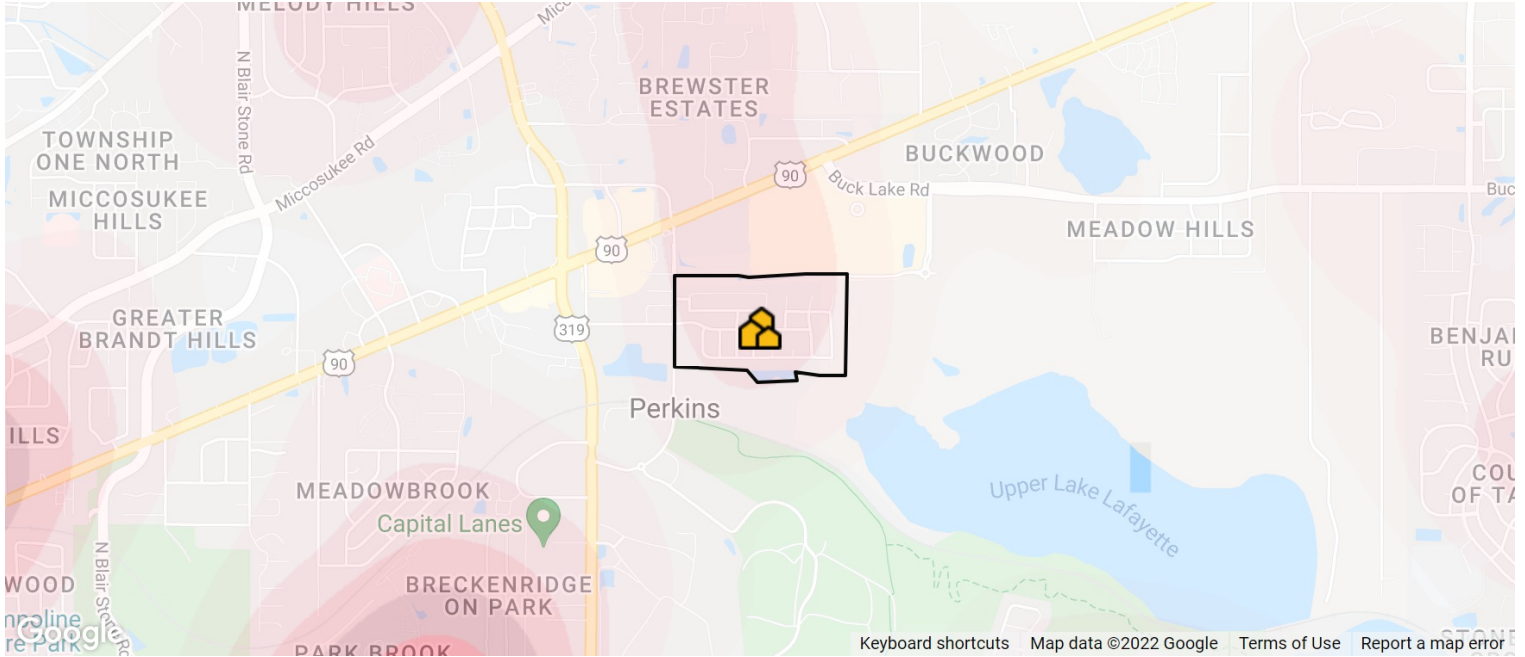
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$255K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 15.5%</p>	<p>Change Over Last 24 Months</p> <p>↑ 24.06%</p>	<p>Change Over Last 36 Months</p> <p>↑ 23.75%</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.

Weems Plantation 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.

Total # of Distressed Properties

0

Updated: 2/26/2022

of Pre-Foreclosures

0

of Foreclosures

0

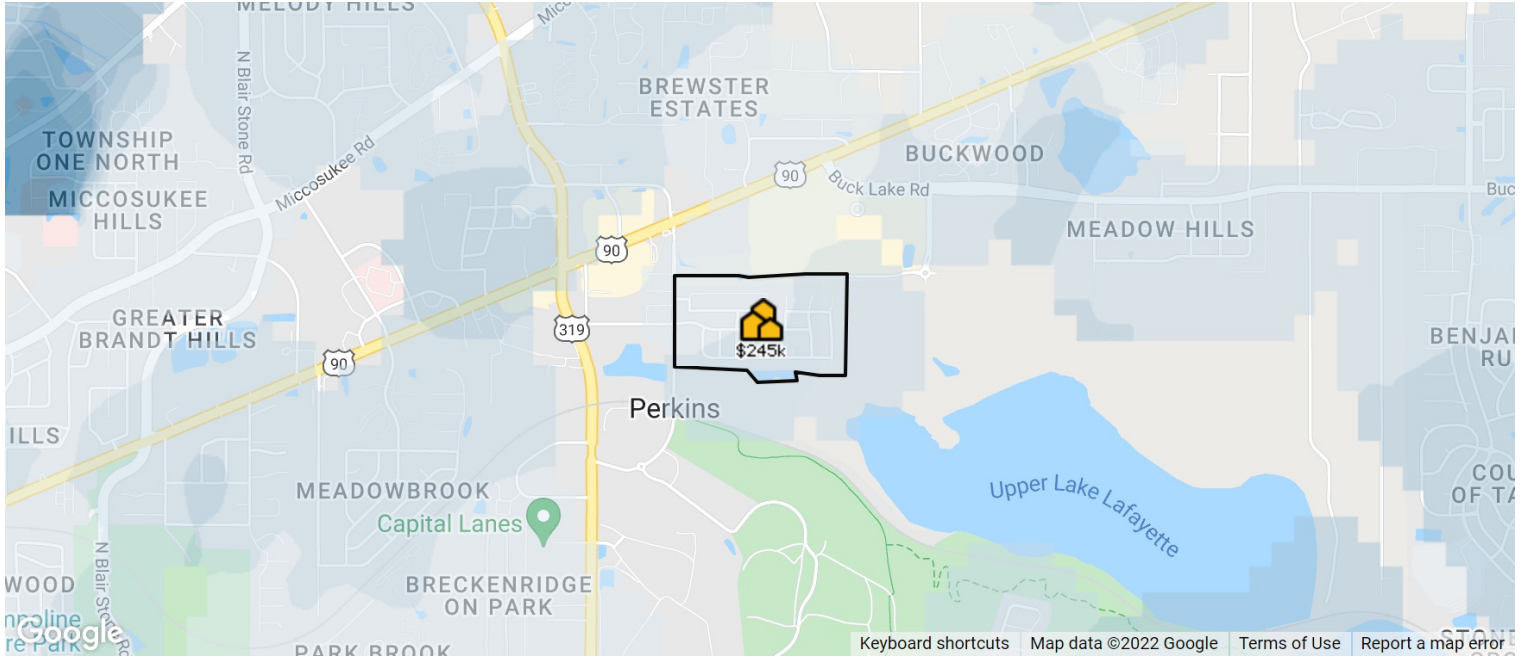
of Foreclosed

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.

Weems Plantation 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.

Median Sales Price

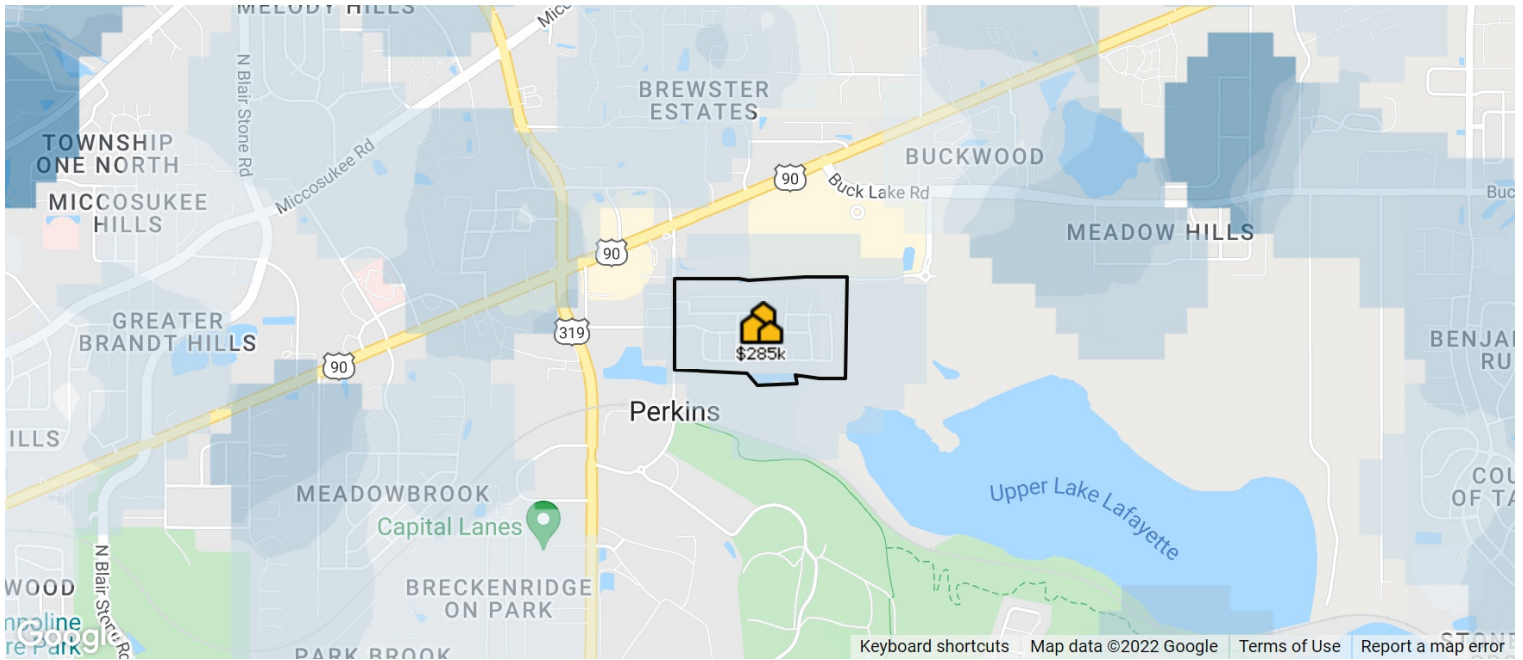
\$245K

Updated: 1/31/2022

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

Weems Plantation in Tallahassee, FL

Market Snapshot: List Price

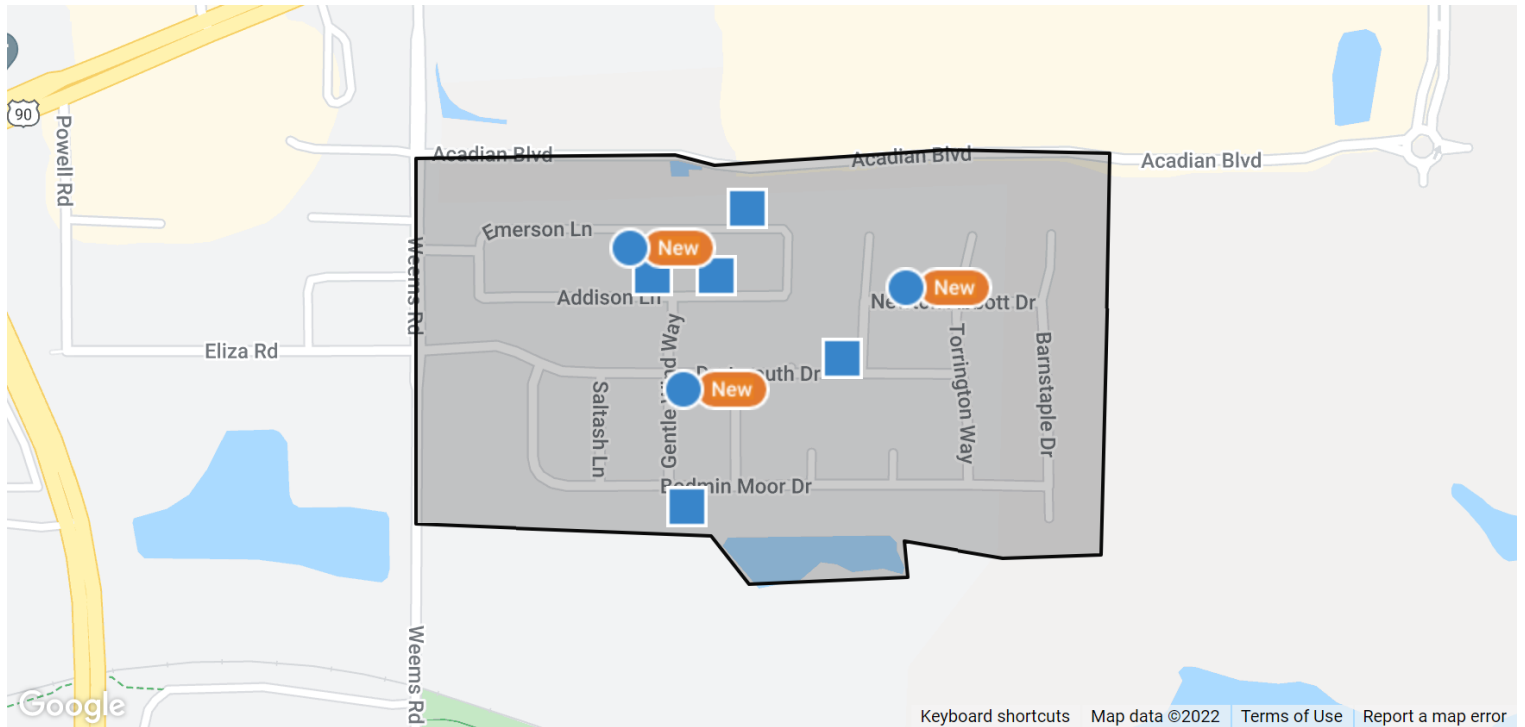


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$285K</p> <p>Updated: 1/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 8.55%</p>	<p>Change Over Last 3 Months</p> <p>↑ 19.21%</p>	<p>Change Over Last 12 Months</p> <p>↑ 18,280.65%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18,280.65%</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

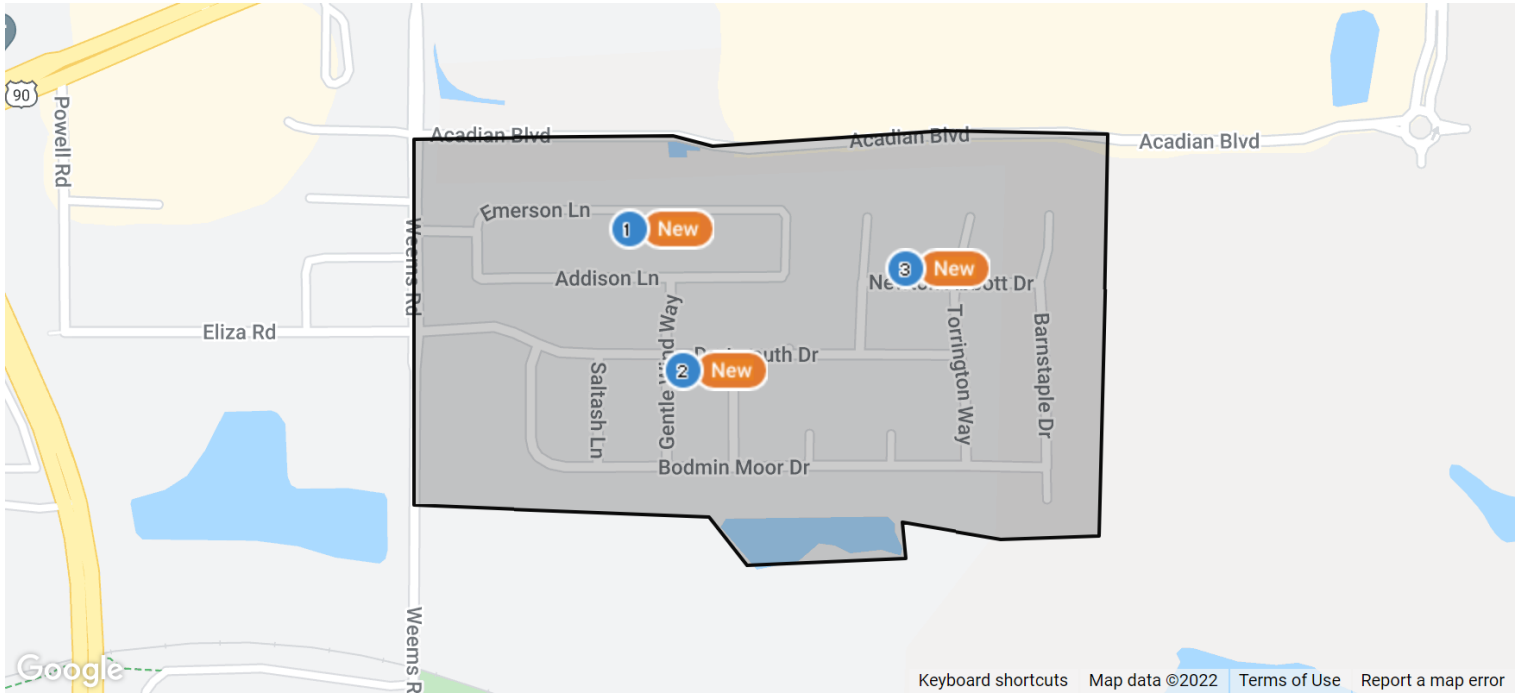


Search Criteria




Location: Weems Plantation 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

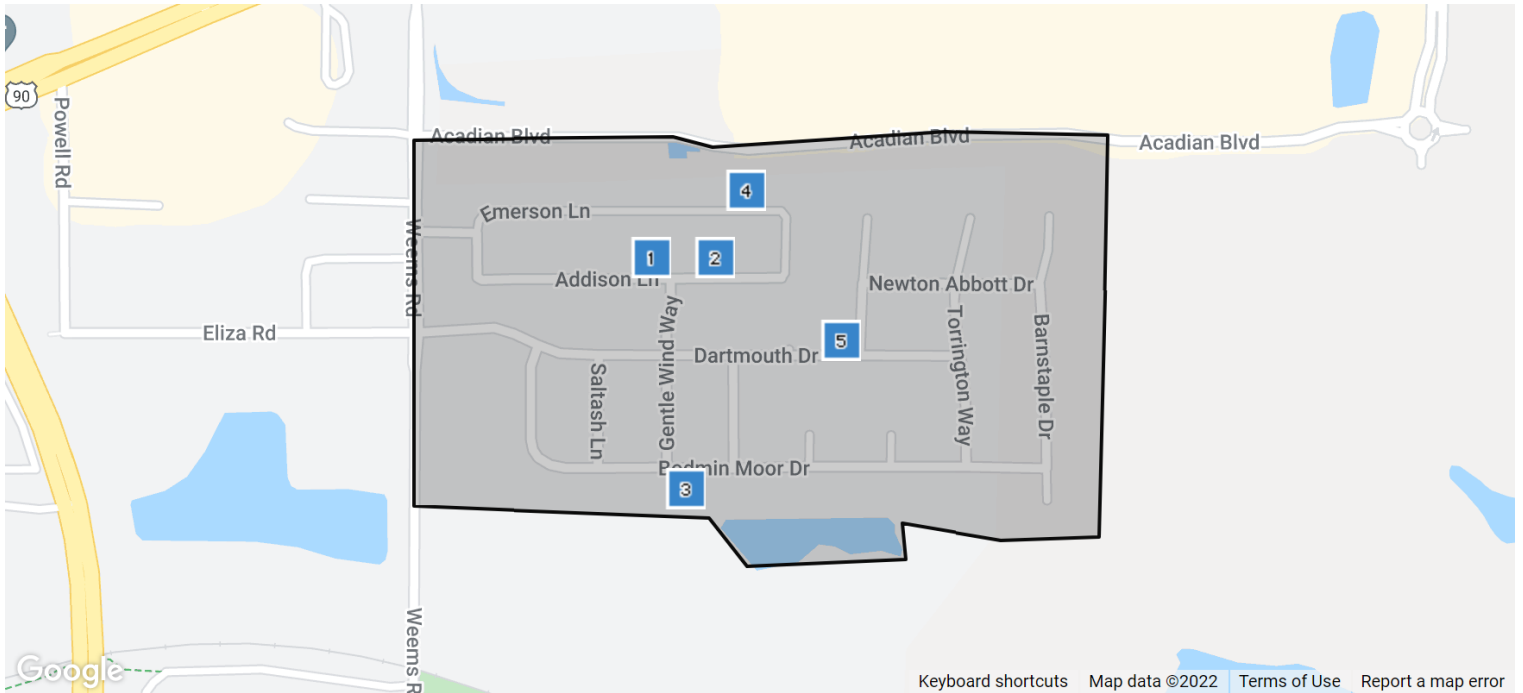
	 New Listings	 Closed
Number of Properties	3	5
Low Price / Value	\$235,000	\$224,900
Median Price / Value	\$235,000	\$245,000
High Price / Value	\$349,000	\$310,000
Average Price / Sq. Ft.	\$187	\$175
Median Price / Sq. Ft.	\$187	\$181
Average Days in RPR	15	51
Median Days in RPR	15	45
Total Volume	\$819,000	\$1,278,900

Weems Plantation in Tallahassee, FL






New Listings: 3



	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: 341833</i> 3275 Emerson Ln Single Family 3/2 1,280 4,791 2002 2/25/2022 \$235,000 \$184</p> <p>Perfect find in convenient Weems! Enjoy being close to shopping, restaurants, and entertainment and being a minute away from Tom Brown Park with biking trails, playgrounds, dog park, disc golf and more! Efficient layout makes great use of space for any buyer! Soaring ceiling in living and dining room with kitchen that includes bar space that opens to both. Newer HVAC! Home is ready for new owner to provide their own personal touch!</p> <p><i>Listing Courtesy of JOE MANAUSA REAL ESTATE</i></p>								
 <p>2 Active <i>MLS ID: 341556</i> 3472 Exmouth Ln Single Family 3/3 1,862 8,276 2000 1/28/2022 \$349,000 \$187</p> <p>Welcome to one of the LARGEST homes in Weems Plantation, popular thanks to the central location ~ Walk from your front door to restaurants & Publix, or to the extensive Tom Brown Park/Lafayette Heritage Trail system ~ Everything about this house is light, bright, low maintenance & convenient, including the 2014 Roof, 2016 HVAC, and BRAND NEW appliances (Washer, Dryer, & Smart Gas Convection Range) ~ Seller has done many improvements since purchasing ~ Updated Bathrooms (vanities, Primary Bath fitted with luxury fixtures including 3 shower heads! ~ New light fixtures ~ New Smart light switches for exterior ~ Nest Thermostat ~ Fresh paint inside & out ~ Fridge, Dishwasher, & Range Hood replaced in 2019 ~ Corner lot ~ 2 Car Garage ~ Granite Kitchen Countertops ~ 3 Bedrooms plus an Office/Flex Room ~ 2.5 Bathrooms ~ Open floor plan with 2 Living Areas ~ Fenced yard with Patio ~ This house has it all and you must see in person to appreciate all the tasteful updates & renovations!</p> <p><i>Listing Courtesy of SPOTLIGHT REAL ESTATE</i></p>								
 <p>3 Active <i>MLS ID: 342124</i> 3500 Torrington Way Single Family 3/2 1,240 6,534 2003 2/11/2022 \$235,000 \$190</p> <p>Great home in the most convenient location! This open floor plan lives large with lots of windows, high ceilings, kitchen with bar. Living space extends onto the covered front porch, and the privacy-fenced backyard. Primary bedroom has a big walk-in closet, and large bathroom with two sinks and separate toilet closet. Nice-sized corner lot on a culdesac. Convenient to shopping, restaurants, parks, and downtown. Roof and HVAC are original from 2003 but are believed to be in good shape.</p> <p><i>Listing Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>								



Closed: 5

	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: 339605</i> 3272 Addison Ln</p> <p>Welcome to 3272 Addison Lane! This home is located in the Garden of Weems, a fabulous neighborhood near sought-after schools and close to tons of shopping and restaurants! This three-bedroom, two-bath home with garage in Weems Plantation has so much to offer - Including a BRAND NEW ROOF, light and bright living spaces, vaulted ceilings and a screened in porch to enjoy your morning coffee! Just minutes to Costco, Publix, the new Theater Complex and much more! This is truly a hidden treasure in great location. Make this home your today!</p> <p><i>Courtesy of THE NAUMANN GROUP REAL ESTATE</i></p>	Single Family	3/2	1,244	4,356	2001	1/10/2022	\$224,900	\$181
 <p>2 Closed <i>MLS ID: 340937</i> 3312 Addison Ln</p> <p>Adorable cottage style home in popular Weems Plantation. Home features stainless steel appliances, tile and hardwood floors, and an open concept great for entertaining. AC unit replaced in the last 6 months. Don't miss this adorable home. More pics coming soon!</p> <p><i>Courtesy of KELLER WILLIAMS TOWN & COUNTRY</i></p>	Single Family	3/2	1,286	4,791	2001	2/11/2022	\$235,000	\$183
 <p>3 Closed <i>MLS ID: 340473</i> 3285 Bodmin Moor Dr</p> <p>3 Bedroom, 2 Bath home with additional room that can be used as a office. Roof 2013, AC 2018, water heater 2014, new paint, new dishwasher and range. Screened porch</p> <p><i>Courtesy of E2 EXECUTIVES LLC</i></p>	Single Family	3/2	1,828	6,969	1999	2/4/2022	\$310,000	\$170

Closed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>4 ■ Closed <i>MLS ID: 340345</i> 3312 Emerson Ln Single Family 3/2 1,297 4,791 2002 1/12/2022 \$245,000 \$189</p> <p>Gorgeous open floor plan home located in Weems Plantation. Wood laminate flooring in the LR, DR & MBR, upgraded appliances in kitchen, privacy fenced backyard, ceramic tile in the bathrooms & kitchen. Convenient NE location with access to shopping, banks, & recreation.</p> <p><i>Courtesy of HAMILTON REALTY ADVISORS LLC</i></p>								
 <p>5 ■ Closed <i>MLS ID: 338305</i> 3486 Lands End Ln Single Family 3/2 1,742 6,534 2000 1/20/2022 \$264,000 \$152</p> <p>BRING YOUR BEST OFFER and LET'S NEGOTIATE. REDUCED \$5,000.00 This BEAUTIFUL, EAST facing, CORNER LOT, high and dry and MOVE-IN ready house won't last long. HARD (Tile, LVP) FLOORS, exterior FRESHLY PAINTED. 3bedrooms + game room, 2 bath home features gas FIREPLACE, lots of natural light, open floor plan, Spacious family area, NEW ROOF in 2013, NEW WATER HEATER in 2021. SCHEDULE YOUR VIEWING TODAY. Home located in the DESIRABLE Weems Plantation subdivision and is close to shopping (Costco, Sams Club, Publix, Walmart etc.), parks, tennis courts etc. Buyer/agent to verify room dimensions and other information, if important.</p> <p><i>Courtesy of XCELLENCE REALTY</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>

