

There’s been a good bit of activity in the in the Village Walk since 2/1/26, 58 Transactions in all — 22 Active (11 new), 18 Pending, 15 Sold, 1 Terminated, and 2 Expired. For the homes that Sold, the Average Cumulative Days on Market was 67, the Average Price Drop was \$41,777 (-5%), the Average Price/SqFt was \$298, and we currently have 3 months of inventory. Interest rates are still hovering around 6.58%.

Looking ahead, the market is settling into a more balanced rhythm, with about three months of inventory and steady buyer demand. Homes are continuing to sell, though we are seeing more strategic price adjustments along the way. With interest rates holding in the mid-6% range, motivated buyers are still moving forward — creating opportunities for sellers who price and prepare their homes thoughtfully.

Success depends on adapting to current conditions, so keeping you up to date about the evolving real estate prices and relevant local home values is one of my top priorities. That’s why I’ll be sending you this Neighborhood Real Estate Review every other month. I can determine your home’s current and true value and provide you with a Comparative Market Analysis. So, when you’re ready to sell, I can make sure you net the best price in the least amount of time. Seriously, call me first!

Your neighbor, local real estate expert, FL Notary, and certified mobile signing agent.



Linda Campbell

Realtor

703-853-2349

lindacampbe11@kw.com



Reply **STOP** to this Email to Unsubscribe...no offense meant nor taken!

#	Status	Model	Furnished?	Address	Bed + Baths + 1/2 Bath	Est. SqF	List Date	Original List Pric	Sold/ Current Asking Price	Price Differen	Drop	\$/Sq	CDC	Sold/ Pending Date
1	Sold	Caymen	Unfurnished	28260 VILLAGEWALK CIR	3 Bed/3(0)	1,868	9/16/2025	\$ 410,000	\$355,000	\$ (55,000)	-13%	\$ 190	130	3/3/2026
2	Sold	Capri	Unfurnished	28281 ISLET TRL	2 Bed/2(0)	1,534	1/4/2026	\$ 415,000	\$375,500	\$ (39,500)	-10%	\$ 245	30	2/27/2026
3	Sold	Capri	Negotiable	15411 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	9/29/2025	\$ 433,000	\$384,000	\$ (49,000)	-11%	\$ 250	63	2/26/2026
4	Sold	Capri	Furnished	15351 UPWIND DR	2 Bed/2(0)	1,534	1/12/2026	\$ 429,000	\$412,000	\$ (17,000)	-4%	\$ 269	17	2/16/2026
5	Sold	Extended Capri w/ Pool	Unfurnished	28058 DORADO DR	2 Bed/2(0)	1,693	10/22/2025	\$ 479,000	\$440,000	\$ (39,000)	-8%	\$ 260	88	3/2/2026
6	Sold	Pine Spring w/ pool	Unfurnished	15079 REEF LN	3 Bed/2(0)	1,429	6/8/2025	\$ 550,000	\$475,000	\$ (75,000)	14%	\$ 332	257	3/25/2026
7	Sold	Capri w/ Pool	Unfurnished	28245 ISLET TRL	2 Bed/2(0)	1,534	11/22/2025	\$ 509,900	\$480,000	\$ (29,900)	6%	\$ 313	72	3/23/2026
8	Sold	Capri w/ Pool	Partially Furnished	28974 VERMILLION	2 Bed/2(0)	1,534	2/9/2026	\$ 500,000	\$500,000	\$ -	0%	\$ 326	1	2/12/2026
9	Sold	Willow Bend	Turnkey	28224 JEWEL FISH LN	3 Bed/2(0)	1,920	9/5/2025	\$ 624,950	\$527,500	\$ (97,450)	-16%	\$ 275	129	2/17/2026
10	Sold	Monterey	Negotiable	28078 PISCES LN	3 Bed/2(0)	1,641	10/29/2025	\$ 589,000	\$532,500	\$ (56,500)	-10%	\$ 324	104	3/9/2026
11	Sold	Vernon Hill w/ Cage	Unfurnished	28000 OCEANA DR	3+Den/2(0)	1,901	1/29/2026	\$ 624,900	\$585,000	\$ (39,900)	-6%	\$ 308	13	3/3/2026
12	Sold	Oakmont w/ Pool	Furnished	28728 WAHOO DR	3 Bed/2(0)	2,011	11/19/2025	\$ 679,500	\$650,000	\$ (29,500)	-4%	\$ 323	55	2/25/2026
13	Sold	Dunwoody Trail	Unfurnished	28512 FINCH TER	3+Den/3(0)	2,485	11/11/2025	\$ 724,900	\$701,000	\$ (23,900)	-3%	\$ 282	6	2/12/2026
14	Sold	Oakmont w/ Pool	Furnished	28335 NAUTICA LN	3+Den/2(1)	2,000	12/20/2025	\$ 799,000	\$779,000	\$ (20,000)	-3%	\$ 390	32	2/25/2026
15	Sold	Tifton w/ Pool & Spa	Furnished	28574 GUINIVERE WAY	3+Den/2(0)	2,171	1/8/2026	\$ 875,000	\$820,000	\$ (55,000)	-6%	\$ 378	14	2/20/2026
16	Pending	Dublon	Unfurnished	28203 JENEVA WAY	4 Bed/3(0)	1,868	11/16/2025	\$ 369,000	\$325,000	\$ (44,000)	-12%	\$ 174	113	3/9/2026
17	Pending	Capri	Unfurnished	15416 ALMACO CIR	2 Bed/2(0)	1,534	12/13/2025	\$ 449,000	\$399,000	\$ (50,000)	-11%	\$ 260	108	3/31/2026
18	Pending	Caymen w/ Pool	Partially Furnished	15009 AUK WAY	3 Bed/3(0)	1,868	3/24/2026	\$ 405,000	\$405,000	\$ -	0%	\$ 217	2	3/26/2026
19	Pending	Cayman w/Pool	Unfurnished	28285 JENEVA WAY	4 Bed/3(0)	1,868	1/16/2026	\$ 435,000	\$435,000	\$ -	0%	\$ 233	52	3/9/2026
20	Pending	Gray Myst	Turnkey	15091 ESTUARY CIR	3 Bed/2(0)	1,400	1/4/2026	\$ 435,500	\$435,500	\$ -	0%	\$ 311	17	1/21/2026
21	Pending	Capri w/ Pool	Negotiable	28198 ISLET TRL	2 Bed/2(0)	1,534	2/2/2026	\$ 485,000	\$459,000	\$ (26,000)	-5%	\$ 299	58	4/1/2026
22	Pending	Vernon Hill w/ Cage	Turnkey	28513 GUINIVERE WAY	3+Den/2(0)	1,911	1/27/2026	\$ 574,900	\$574,900	\$ -	0%	\$ 301	7	2/3/2026
23	Pending	Tifton w/ Pool	Furnished	28066 PISCES LN	3+Den/2(0)	2,174	3/9/2026	\$ 624,900	\$624,900	\$ -	0%	\$ 287	2	3/11/2026
24	Pending	Carlyle	Unfurnished	15282 SEA STAR LN	4 Bed/3(1)	2,523	6/2/2025	\$ 749,900	\$649,900	\$(100,000)	-13%	\$ 258	273	3/2/2026
25	Pending	Oakmont w/ Pool	Unfurnished	28169 HERRING WAY	3+Den/2(1)	2,000	10/29/2025	\$ 749,500	\$660,000	\$ (89,500)	-12%	\$ 330	136	3/14/2026
26	Pending	Oakmont w/ Pool & Spa	Unfurnished	15426 TREVALLY WAY	3+Den/2(1)	2,014	1/29/2026	\$ 699,900	\$669,000	\$ (30,900)	-4%	\$ 332	54	3/24/2026
27	Pending	Oakmont w/ Pool	Unfurnished	28313 NAUTICA LN	3+Den/2(0)	1,911	2/13/2026	\$ 729,900	\$679,900	\$ (50,000)	-7%	\$ 356	22	3/7/2026
28	Pending	Carlyle w/ Pool	Unfurnished	28333 MORAY DR	4+Den/4(0)	2,518	1/7/2026	\$ 779,000	\$725,000	\$ (54,000)	-7%	\$ 288	79	3/27/2026
29	Pending	Carlyle w/ Hot Tub	Partially Furnished	28263 KOI WAY	5 Bed/3(0)	2,691	3/21/2026	\$ 799,000	\$729,900	\$ (69,100)	-9%	\$ 271	7	3/28/2026
30	Pending	Oakmont w/ Pool & Spa	Unfurnished	28558 GUINIVERE WAY	3+Den/2(0)	2,011	1/29/2026	\$ 750,000	\$750,000	\$ -	0%	\$ 373	49	3/19/2026
31	Pending	Carlyle w/ Pool	Furnished	28908 ZAMORA CT	4 Bed/3(0)	2,513	11/28/2025	\$ 820,000	\$779,000	\$ (41,000)	5%	\$ 310	76	2/12/2026
32	Pending	Dunwoody Lane w/ Pool & Spa	Negotiable	15018 CUBERRA LN	3 Bed/3(0)	2,315	12/3/2025	\$ 885,000	\$837,000	\$ (48,000)	-5%	\$ 362	97	3/10/2026
33	Pending	Morningside w/ Pool & Spa	Unfurnished	28520 FINCH TER	3+Den/3(1)	2,616	3/11/2026	\$ 894,500	\$894,500	\$ -	0%	\$ 342	3	3/14/2026
34	Active	Dublon	Negotiable	15230 LATITUDE DR	3 Bed/3(0)	1,858	2/2/2026	\$ 425,000	\$395,000	\$ (30,000)	-7%	\$ 213	60	
35	Active	Dublon	Unfurnished	15263 LAUGHING GULL LN	3 Bed/3(0)	1,846	2/24/2026	\$ 429,900	\$429,900	\$ -	0%	\$ 233	38	
36	Active	Pine Spring w/ Cage & Pavers	Negotiable	28517 HAMMERHEAD LN	3 Bed/2(0)	1,455	3/26/2026	\$ 438,900	\$438,900	\$ -	0%	\$ 302	8	
37	Active	Caymen w/ Pool	Unfurnished	15088 BLUE MARLIN TER	3 Bed/3(0)	1,868	4/3/2026	\$ 439,000	\$439,000	\$ -	0%	\$ 235	0	
38	Active	Capri	Unfurnished	15379 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/27/2026	\$ 460,000	\$460,000	\$ -	0%	\$ 300	7	
39	Active	Capri	Unfurnished	15413 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	1/23/2026	\$ 465,000	\$465,000	\$ -	0%	\$ 303	70	
40	Active	Capri w/ Cage	Negotiable	15382 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	2/5/2026	\$ 510,000	\$465,000	\$ (45,000)	-9%	\$ 303	57	
41	Active	Grey Myst w/ Cage	Negotiable	15127 REEF LN	2 Bed/2(0)	1,392	3/1/2026	\$ 475,000	\$475,000	\$ -	0%	\$ 341	33	
42	Active	Capri w/ Cage	Unfurnished	28153 GOBY TRL	2 Bed/2(0)	1,534	4/2/2026	\$ 480,000	\$480,000	\$ -	0%	\$ 313	1	
43	Active	Capri	Unfurnished	15350 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/31/2026	\$ 480,000	\$480,000	\$ -	0%	\$ 313	3	
44	Active	Capri w/ Pool	Turnkey	28835 VERMILLION LN	2 Bed/2(0)	1,534	12/18/2025	\$ 535,000	\$499,000	\$ (36,000)	-7%	\$ 325	106	
45	Active	Carrington w/ Hot Tub	Unfurnished	28773 XENON WAY	3 Bed/2(0)	1,550	11/5/2025	\$ 525,000	\$499,900	\$ (25,100)	-5%	\$ 323	149	
46	Active	Capri w/ Pool	Turnkey	28101 GOBY TRL	2 Bed/2(0)	1,534	1/6/2026	\$ 509,000	\$499,900	\$ (9,100)	-2%	\$ 326	87	
47	Active	Capri w/ Pool	Unfurnished	15451 ORLANDA DR	2 Bed/2(0)	1,534	3/27/2026	\$ 549,000	\$549,000	\$ -	0%	\$ 358	7	
48	Active	Vernon Hill	Unfurnished	15100 DANIOS DR	4 Bed/2(0)	1,897	3/3/2026	\$ 619,000	\$590,000	\$ (29,000)	-5%	\$ 311	31	
49	Active	Vernon Hill w/ Cage	Furnished	28035 PISCES LN	4 Bed/2(0)	1,912	2/27/2026	\$ 649,000	\$599,900	\$ (49,100)	-8%	\$ 314	35	
50	Active	Oakmont	Turnkey	15330 BONEFISH TRL	3+Den/2(1)	2,027	11/3/2025	\$ 633,000	\$619,000	\$ (14,000)	-2%	\$ 305	151	
51	Active	Oakmont w/ Pool	Unfurnished	28348 NAUTICA LN	3 Bed/3(0)	2,014	12/1/2025	\$ 625,000	\$625,000	\$ -	0%	\$ 310	123	
52	Active	Oakmont w/ Pool	Negotiable	15395 TREVALLY WAY	3 Bed/2(1)	2,016	10/9/2025	\$ 665,000	\$649,900	\$ (15,100)	-2%	\$ 322	176	
53	Active	Oakmont w/ Pool	Partially Furnished	28713 WAHOO DR	3+Den/2(0)	2,011	1/31/2026	\$ 650,000	\$650,000	\$ -	0%	\$ 323	62	
54	Active	Tifton w/ Pool	Furnished	28526 GUINIVERE WAY	2+Den/2(0)	2,121	1/22/2026	\$ 729,000	\$729,000	\$ -	0%	\$ 344	71	
55	Active	Carlyle w/ Pool	Turnkey	28100 CETATION WAY	4 Den/3(0)	2,505	3/13/2026	\$ 825,000	\$825,000	\$ -	0%	\$ 329	21	
56	Terminated	Capri w/ Pool	Unfurnished	28839 VERMILLION LN	2 Bed/2(0)	1,534	11/13/2025	\$ 574,900	\$559,900	\$ (15,000)	3%	\$ 365	97	
57	Expired	Oakmont w/ Pool	Unfurnished	28032 EAGLE RAY CT	3 Bed/2(0)	2,456	8/27/2025	\$ 699,900	\$669,900	\$ (59,500)	-9%	\$ 273	179	
58	Expired	Carlyle w/ Hot Tub	Unfurnished	28263 KOI WAY	5 Bed/3(0)	2,691	3/17/2025	\$ 799,000	\$729,900	\$ (69,100)	-9%	\$ 271	363	