

Here in the Village Walk inventory is up, rates are steady, and the market is adjusting accordingly! Over the last 60 days, there's been lots of activity, 56 Transactions in all - 10 Sold, 10 Pending, 34 Active, 2 Terminated. For the Homes that Sold, the Average Days on Market was 58 and the Average Price/SqFt was \$327. For the Homes that recently went Pending, the Average Days on Market was 99, average Price Drop was \$34.4K, same result \$327 Average Price/SqFt. My takeaway, homes properly priced sell more quickly and with less headaches. We currently have 8 months of inventory in the Village Walk, and the market seems to be balancing out, becoming more neutral but still favoring buyers.

Financial success depends on adapting to current market 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 market value and provide you with an accurate analysis. So, when you're ready to sell, call me FIRST...I also have BUYERS! In doing so, I could possibly net you the most, in the least amount of time, with the least amount of hassle.

Seriously. Call me first! I'm your neighbor and local real estate expert,

HOMES

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#	Status	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	Original List Price	Sold/ Current Asking Price	Price Difference	DOM	Model
1	Active	15005 AUK WAY	3 Bed/3(0)	1,868	11/27/2024	\$455,000	\$425,000	(\$30,000)	65	Caymen
2	Active	15570 LATITUDE DR	3 Bed/3(0)	1,868	9/1/2024	\$499,900	\$454,000	(\$45,900)	149	Caymen w/ Pool
3	Active	28462 VILLAGEWALK BLVD	3 Bed/3(0)	1,868	12/15/2024	\$479,000	\$479,000	\$0	47	Caymen
4	Active	15329 LAUGHING GULL LN	3 Bed/3(0)	1,868	12/26/2024	\$479,900	\$479,900	\$0	36	Caymen
5	Active	15092 BLUE MARLIN TER	3 Bed/3(0)	1,868	10/31/2024	\$509,000	\$485,000	(\$24,000)	92	Caymen
6	Active	15021 AUK WAY	3 Bed/3(0)	1,868	10/25/2024	\$509,000	\$485,000	(\$24,000)	98	Caymen
7	Active	28844 VERMILLION LN	2 Bed/2(0)	1,694	10/12/2024	\$520,000	\$498,500	(\$21,500)	111	Capri
8	Active	28265 ISLET TRL	2 Bed/2(0)	1,534	1/17/2025	\$499,000	\$499,000	\$0	14	Capri
9	Active	28199 ISLET TRL	2 Bed/2(0)	1,520	12/3/2024	\$525,000	\$499,000	(\$26,000)	59	Capri
10	Active	28128 GOBY TRL	2 Bed/2(0)	1,693	1/9/2025	\$499,900	\$499,900	\$0	22	Capri - Extended
11	Active	15351 UPWIND DR	2 Bed/2(0)	1,534	10/1/2024	\$505,900	\$505,900	\$0	122	Capri
12	Active	28168 GOBY TRL	2+Den/2(0)	1,693	9/9/2024	\$569,000	\$514,900	(\$54,100)	144	Capri w/ Pool
13	Active	28994 VERMILLION LN	2 Bed/2(0)	1,534	12/2/2024	\$515,000	\$515,000	\$0	60	Capri
14	Active	15416 ALMACO CIR	2 Bed/2(0)	1,693	9/1/2024	\$535,000	\$515,000	(\$20,000)	152	Capri - Extended
15	Active	28831 VERMILLION LN	2 Bed/2(0)	1,534	1/29/2025	\$538,500	\$538,500		2	Capri w/ Pool
16	Active	15418 QUEEN ANGEL WAY	2 Bed/2(0)	1,694	11/15/2024	\$540,000	\$520,000	(\$20,000)	77	Capri - Extended
17	Active	28165 GOBY TRL	2 Bed/2(0)	1,534	12/30/2024	\$534,900	\$524,900	(\$10,000)	31	Capri w/ Pool
18	Active	28855 VERMILLION LN	2 Bed/2(0)	1,534	11/27/2024	\$525,000	\$525,000	\$0	65	Capri
19	Active	28283 JENEVA WAY	3 Bed/3(0)	1,868	10/25/2024	\$529,000	\$509,000	(\$20,000)	98	Caymen w/ Pool
20	Active	15382 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	1/24/2025	\$529,999	\$529,999	\$0	7	Capri
21	Active	28232 JEWEL FISH LN	2 Bed/2(0)	2,171	1/30/2025	\$604,900	\$604,900	\$0	1	Tifton
22	Active	15366 BONEFISH TRL	2 Bed/2(0)	2,010	1/30/2025	\$647,900	\$647,900	\$0	1	Oakmont w/ Pool
23	Active	28033 NARWHAL WAY	3 Bed/2(0)	1,429	11/23/2024	\$659,000	\$599,000	(\$60,000)	69	Pine Spring
24	Active	15058 DANIOS DR	2+Den/2(0)	1,675	12/26/2024	\$675,000	\$625,000	(\$50,000)	36	Surrey Crest w/ Pool
25	Active	28586 GUINIVERE WAY	2+Den/2(0)	2,021	12/2/2024	\$685,950	\$644,500	(\$41,450)	60	Tifton
26	Active	28513 GUINIVERE WAY	3+Den/2(0)	1,897	8/6/2024	\$680,000	\$650,000	(\$30,000)	178	Vernon Hill
27	Active	28651 WAHOO DR	3+Den/2(0)	2,011	11/16/2024	\$675,000	\$650,000	(\$25,000)	68	Oakmont w/ Pool
28	Active	15330 BONEFISH TRL	3+Den/2(1)	2,027	9/30/2024	\$699,900	\$679,000	(\$20,900)	123	Oakmont
29	Active	15319 BONEFISH TRL	3+Den/2(1)	2,005	1/18/2025	\$699,000	\$699,000	\$0	13	Oakmont
30	Active	28647 WAHOO DR	3+Den/2(0)	2,011	6/8/2024	\$745,000	\$699,000	(\$46,000)	237	Oakmont w/ Pool
31	Active	15320 BONEFISH TRL	3+Den/2(0)	2,005	1/16/2025	\$729,000	\$729,000	\$0	15	Oakmont w/ Pool
32	Active	28089 QUIET WATER WAY	3+Den/2(0)	1,911	10/4/2024	\$830,000	\$774,900	(\$55,100)	119	Vernon Hill w/ Pool
33	Active	28195 JEWEL FISH LN	3 Bed/2(0)	1,911	9/27/2024	\$849,999	\$790,000	(\$59,999)	126	Vernon Hill w/ Pool
34	Active	28925 ZAMORA CT	4 Bed/3(1)	2,513	1/20/2025	\$859,000	\$859,000	\$0	11	Carlyle w/ Pool
35	Pending	15043 BLUE MARLIN TER	3 Bed/3(0)	1,868	9/30/2024	\$509,900	\$480,000	(\$29,900)	107	Caymen
36	Pending	15398 REMORA DR	2 Bed/2(0)	1,534	9/6/2024	\$549,000	\$494,000	(\$55,000)	133	Capri w/ Pool
37	Pending	15016 BLUE MARLIN TER	3 Bed/3(0)	1,868	10/1/2024	\$550,000	\$499,900	(\$50,100)	107	Dublon
38	Pending	28525 HAMMERHEAD LN	3 Bed/2(0)	1,510	1/7/2025	\$534,500	\$534,500	\$0	18	Gray Myst
39	Pending	15423 TREVALLY WAY	3+Den/2(0)	2,014	5/28/2024	\$756,500	\$658,500	(\$98,000)	239	Oakmont w/ Pool
40	Pending	28024 QUIET WATER WAY	3 Bed/2(0)	2,027	8/22/2024	\$725,000	\$665,000	(\$60,000)	120	Tifton
41	Pending	28100 CETATION WAY	4 Bed/3(0)	2,505	8/21/2024	\$850,000	\$799,000	(\$51,000)	152	Carlyle w/ Pool
42	Pending	15011 CUBERRA LN	3+Den/3(0)	2,486	12/10/2024	\$984,900	\$984,900	\$0	18	Dunwoody Trail w/ Pool
43	Pending	28154 ISLET TRL	2 Bed/2(0)	1,534	1/2/2025	\$534,900	\$534,900	\$0	16	Capri
44	Pending	28739 XENON WAY	3 Bed/2(0)	1,558	10/4/2024	\$535,000	\$535,000	\$0	79	Carrington
45	Sold	28895 VERMILLION LN	2 Bed/2(0)	1,534	7/29/2024	\$529,500	\$499,000	(\$30,500)	138	Capri
46	Sold	15103 AUK WAY	3 Bed/3(0)	1,868	11/9/2024	\$499,900	\$499,900	\$0	6	Caymen w/ Pool
47	Sold	15360 LATITUDE DR	3 Bed/3(0)	1,868	7/10/2024	\$569,900	\$549,900	(\$20,000)	152	Caymen w/ Pool
48	Sold	28755 XENON WAY	3 Bed/2(0)	1,558	9/1/2024	\$535,000	\$535,000	\$0	70	Carrington
49	Sold	15305 LAUGHING GULL LN	3 Bed/3(0)	1,868	10/15/2024	\$530,000	\$530,000	\$0	31	Caymen
50	Sold	28804 XENON WAY	2 Bed/2(0)	1,526	9/16/2024	\$564,900	\$564,900	\$0	30	Capri w/ Pool
51	Sold	28872 YELLOW FIN TRL	3+Den/2(0)	2,011	11/19/2024	\$599,900	\$599,900	\$0	9	Oakmont
52	Sold	28033 OCEANA DR	3+Den/2(0)	1,912	11/23/2024	\$659,900	\$659,900	\$0	7	Vernon Hill
53	Sold	28808 YELLOW FIN TRL	3+Den/2(0)	2,012	9/27/2024	\$715,000	\$715,000	\$0	51	Oakmont w/ Pool
54	Sold	15053 CUBERRA LN	3+Den/3(0)	2,486	8/11/2024	\$995,000	\$950,000	(\$45,000)	84	Dunwoody Trail w/ Pool
55	Terminated	28925 ZAMORA CT	4 Bed/3(1)	2,513	5/18/2024	\$889,000	\$859,000	(\$30,000)	216	Carlyle w/ Pool
56	Expired	28027 PISCES LN	3+Den/2(0)	1,912	7/26/2024	\$689,000	\$684,000	(\$5,000)	189	Vernon Hill