

There’s been a good bit of activity in the in the Village Walk since 12/1/25, 49 Transactions in all – 28 Active (17 new), 11 Pending, 8 Sold, 1 Terminated, and 1 Expired. For the homes that Sold, the Average Cumulative Days on Market was 52, the Average Price Drop was \$21,952 (-4%), the Average Price/SqFt was \$260, and we currently have 5 months of inventory. Interest rates are still hovering around 6.23%.

Looking ahead, there are encouraging signs for homeowners. Interest rates may gradually come down, and new financing options being discussed – including longer-term mortgages and the possibility of portable mortgages – could bring new buyers into the market and give current homeowners more flexibility when it comes time to move. This balanced market creates opportunity for those planning ahead.

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.

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#	Status	Property Type	Model	Furnished?	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	Original List Price	Sold/ Current Asking Price	Price Difference	Drop %	\$/SqFt	CDOM	Sold/ Pending Date
1	Sold	Townhome	Caymen	Unfurnished	15586 LATITUDE DR	4 Bed/3(0)	1,868	9/4/2025	\$ 460,000	\$ 402,500	\$ (57,500)	-13%	\$ 215	109	12/22/2025
2	Sold	Attached Villa	Capri	Turnkey	15374 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	9/18/2025	\$ 465,000	\$ 440,000	\$ (25,000)	-5%	\$ 287	74	12/1/2025
3	Sold	Attached Villa	Capri	Unfurnished	15382 UPWIND DR	2 Bed/2(0)	1,534	9/18/2025	\$ 539,000	\$ 500,000	\$ (39,000)	-7%	\$ 326	77	12/4/2025
4	Sold	Townhome	Caymen w/ Pool	Unfurnished	28467 VILAGEWALK BLVD	3 Bed/3(0)	1,868	10/14/2025	\$ 440,000	\$ 420,000	\$ (20,000)	-5%	\$ 225	59	12/12/2025
5	Sold	Townhome	Caymen w/ Pool	Unfurnished	15395 LAUGHING GULL LN	3 Bed/3(0)	1,868	10/27/2025	\$ 415,000	\$ 425,000	\$ 10,000	2%	\$ 228	34	1/20/2026
6	Sold	Classic Series	Tifton Walk w/ Pool	Turnkey	15002 LURE TRL	2+ Bed/2(0)	2,021	11/9/2025	\$ 739,900	\$ 715,000	\$ (24,900)	-3%	\$ 354	14	12/22/2025
7	Sold	Townhome	Dublon w/ Pool	Negotiable	15578 LATITUDE DR	3 Bed/3(0)	1,868	11/19/2025	\$ 439,000	\$ 435,000	\$ (4,000)	-1%	\$ 233	20	1/15/2026
8	Sold	Townhome	Dublon	Unfurnished	15091 AUK WAY	3 Bed/3(0)	1,868	12/8/2025	\$ 410,000	\$ 395,000	\$ (15,000)	-4%	\$ 211	32	1/30/2026
9	Pending	Attached Villa	Capri	Negotiable	15411 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	9/29/2025	\$ 433,000	\$ 399,000	\$ (34,000)	-8%	\$ 260	125	12/1/2025
10	Pending	Townhome	Caymen	Unfurnished	28260 VILAGEWALK CIR	3 Bed/3(0)	1,868	9/16/2025	\$ 410,000	\$ 410,000	\$ -	0%	\$ 219	130	1/24/2026
11	Pending	Attached Villa	Capri	Furnished	15351 UPWIND DR	2 Bed/2(0)	1,534	1/12/2026	\$ 429,000	\$ 429,000	\$ -	0%	\$ 280	17	1/29/2026
12	Pending	Garden Series	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
13	Pending	Attached Villa	Extended Capri w/ Cage	Furnished	15418 QUEEN ANGEL WAY	2 Bed/2(0)	1,694	1/22/2026	\$ 439,000	\$ 439,000	\$ -	0%	\$ 259	6	1/28/2026
14	Pending	Attached Villa	Extended Capri w/ Pool	Unfurnished	28058 DORADO DR	2 Bed/2(0)	1,693	10/22/2025	\$ 479,000	\$ 474,000	\$ (5,000)	-1%	\$ 280	88	1/18/2026
15	Pending	Classic Series	Willow Bend	Turnkey	28224 JEWEL FISH LN	3 Bed/2(0)	1,920	9/5/2025	\$ 624,950	\$ 550,000	\$ (74,950)	-12%	\$ 286	129	1/12/2026
16	Pending	Classic Series	Oakmont w/ Pool	Furnished	28728 WAHOO DR	3 Bed/2(0)	2,011	11/19/2025	\$ 679,500	\$ 679,500	\$ -	0%	\$ 338	55	1/13/2026
17	Pending	Estate Series	Dunwoody Trail	Unfurnished	28512 FINCH TER	3+ Bed/3(0)	2,485	11/11/2025	\$ 724,900	\$ 724,900	\$ -	0%	\$ 292	6	11/17/2025
18	Pending	Classic Series	Oakmont w/ Pool	Furnished	28335 NAUTICA LN	3+Den/2(1)	2,000	12/20/2025	\$ 799,000	\$ 799,000	\$ -	0%	\$ 400	32	1/21/2026
19	Pending	Classic Series	Tifton w/ Pool & Hot Tub	Furnished	28574 GUINIVERE WAY	3+Den/2(0)	2,171	1/8/2026	\$ 875,000	\$ 875,000	\$ -	0%	\$ 403	14	1/22/2026
20	Active	Townhome	Dublon	Unfurnished	28203 JENEVA WAY	4 Bed/3(0)	1,868	11/16/2025	\$ 369,000	\$ 349,000	\$ (20,000)	-5%	\$ 187	76	
21	Active	Attached Villa	Capri	Unfurnished	28281 ISLET TRL	2 Bed/2(0)	1,534	1/4/2026	\$ 415,000	\$ 395,000	\$ (20,000)	-5%	\$ 257	27	
22	Active	Attached Villa	Capri	Unfurnished	15416 ALMACO CIR	2 Bed/2(0)	1,534	12/13/2025	\$ 449,000	\$ 429,000	\$ (20,000)	-4%	\$ 280	49	
23	Active	Townhome	Cayman w/Pool	Unfurnished	28285 JENEVA WAY	4 Bed/3(0)	1,868	1/16/2026	\$ 435,000	\$ 435,000	\$ -	0%	\$ 233	15	
24	Active	Attached Villa	Capri	Unfurnished	28998 VERMILLION LN	2 Bed/2(0)	1,534	1/7/2026	\$ 489,900	\$ 464,900	\$ (25,000)	-5%	\$ 303	24	
25	Active	Attached Villa	Capri	Unfurnished	15413 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	1/23/2026	\$ 465,000	\$ 465,000	\$ -	0%	\$ 303	8	
26	Active	Attached Villa	Capri w/ Pool	Unfurnished	25245 ISLET TRL	2 Bed/2(0)	1,534	1/17/2026	\$ 484,000	\$ 484,000	\$ -	0%	\$ 316	14	
27	Active	Garden Series	Pine Spring w/ pool	Unfurnished	15079 REEF LN	3 Bed/2(0)	1,429	6/7/2025	\$ 550,000	\$ 490,000	\$ (60,000)	-11%	\$ 343	238	
28	Active	Attached Villa	Capri w/ Pool	Turnkey	28101 GOBY TRL	2 Bed/2(0)	1,534	1/6/2026	\$ 509,000	\$ 509,000	\$ -	0%	\$ 332	25	
29	Active	Attached Villa	Carrington w/ Hot Tub	Unfurnished	28773 XENON WAY	3 Bed/2(0)	1,550	11/5/2025	\$ 525,000	\$ 514,900	\$ (10,100)	-2%	\$ 332	87	
30	Active	Attached Villa	Capri w/ Pool	Turnkey	28835 VERMILLION LN	2 Bed/2(0)	1,534	12/18/2025	\$ 535,000	\$ 535,000	\$ -	0%	\$ 349	44	
31	Active	Classic Series	Monterey	Negotiable	28078 PISCES LN	3 Bed/2(0)	1,641	10/29/2025	\$ 589,000	\$ 559,000	\$ (30,000)	-5%	\$ 341	94	
32	Active	Attached Villa	Capri w/ Pool	Unfurnished	28839 VERMILLION LN	2 Bed/2(0)	1,534	11/13/2025	\$ 574,900	\$ 574,900	\$ -	0%	\$ 375	79	
33	Active	Classic Series	Vernon Hill w/ Cage	Turnkey	28513 GUINIVERE WAY	3+Den/2(0)	1,911	1/27/2026	\$ 574,900	\$ 574,900	\$ -	0%	\$ 301	4	
34	Active	Classic Series	Vernon Hill w/ Cage	Unfurnished	28000 OCEANA DR	3+Den/2(0)	1,901	1/29/2026	\$ 624,900	\$ 624,900	\$ -	0%	\$ 329	2	
35	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28348 NAUTICA LN	3 Bed/3(0)	2,014	12/1/2025	\$ 625,000	\$ 625,000	\$ -	0%	\$ 310	61	
36	Active	Classic Series	Oakmont	Turnkey	15330 BONEFISH TRL	3+Den/2(1)	2,027	11/3/2025	\$ 633,000	\$ 633,000	\$ -	0%	\$ 312	89	
37	Active	Classic Series	Oakmont w/ Pool	Negotiable	15395 TREVALLY WAY	3 Bed/2(1)	2,016	10/9/2025	\$ 665,000	\$ 649,900	\$ (15,100)	-2%	\$ 322	114	
38	Active	Classic Series	Oakmont w/ Pool	Partially Furnished	28713 WAHOO DR	3+Den/2(0)	2,011	1/31/2026	\$ 650,000	\$ 650,000	\$ -	0%	\$ 323	1	
39	Active	Estate Series	Carlyle	Unfurnished	15282 SEA STAR LN	4 Bed/3(1)	2,523	6/2/2025	\$ 749,900	\$ 674,990	\$ (74,910)	-10%	\$ 268	243	
40	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28169 HERRING WAY	3+Den/2(1)	2,000	10/29/2025	\$ 749,500	\$ 699,500	\$ (50,000)	-7%	\$ 350	94	
41	Active	Classic Series	Oakmont w/ Pool & Spa	Unfurnished	15426 TREVALLY WAY	3+Den/2(1)	2,014	1/29/2026	\$ 699,900	\$ 699,900	\$ -	0%	\$ 348	2	
42	Active	Classic Series	Tifton w/ Pool & Hot Tub	Furnished	28526 GUINIVERE WAY	2+Den/2(0)	2,121	1/22/2026	\$ 729,000	\$ 729,000	\$ -	0%	\$ 344	9	
43	Active	Classic Series	Oakmont w/ Pool & Spa	Unfurnished	28558 GUINIVERE WAY	3+Den/2(0)	2,011	1/29/2026	\$ 750,000	\$ 750,000	\$ -	0%	\$ 373	2	
44	Active	Estate Series	Carlyle w/ Hot Tub	Unfurnished	28263 KOI WAY	5 Bed/3(0)	2,691	3/17/2025	\$ 799,000	\$ 754,000	\$ (45,000)	-6%	\$ 280	320	
45	Active	Estate Series	Carlyle w/ Pool	Unfurnished	28333 MORAY DR	4+Den/4(0)	2,518	1/7/2026	\$ 779,000	\$ 779,000	\$ -	0%	\$ 309	24	
46	Active	Estate Series	Carlyle w/ Pool	Furnished	28908 ZAMORA CT	4 Bed/3(0)	2,513	11/28/2025	\$ 820,000	\$ 799,900	\$ (20,100)	-2%	\$ 318	64	
47	Active	Estate Series	Dunwoody w/ Pool & Spa	Negotiable	15018 CUBERRA LN	3 Bed/3(0)	2,315	12/3/2025	\$ 885,000	\$ 850,000	\$ (35,000)	-4%	\$ 367	59	
48	Expired	Classic Series	Oakmont w/ Pool	Unfurnished	28169 HERRING WAY	3+Den/2(1)	2,003	10/29/2025	\$ 749,500	\$ 724,900	\$ (24,600)	-3%	\$ 362	95	
49	Terminated	Attached Villa	Capri w/ Pool	Turnkey	28245 ISLET TRL	2 Bed/2(0)	1,534	11/22/2025	\$ 509,900	\$ 499,000	\$ (10,900)	-2%	\$ 325	13	