

There’s been a good bit of activity in the in the Village Walk since 8/1/25, 32 Transactions in all – 12 Active (7 of which are new), 6 Pending, 10 Sold, 2 Terminated, 1 Expired, and 1 Withdrawn. For the homes that Sold, the Average Cumulative Days on Market was 160, the Average Price Drop was \$45,000 (-8%), the Average Price/SqFt was \$295, and we have 5 months of inventory. Today, our market in the VWBS is balanced, favoring neither the buyers nor the sellers, and homes are selling close to fair market value.

The average 30-year fixed conventional mortgage rate is hovering around 6.3% – 6.7% nationally. Many experts believe interest rates will come down, though there’s a lot of uncertainty about how far and how fast. When they do, more buyers will enter the market, and home prices will start going back up. So, if you’re not in a rush to sell, maybe consider waiting a little longer, until the market shifts more towards favoring the sellers. As soon as this happens, trust me, I’ll be the first to let you know!

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



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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	Pending/ Sold Date
1	Active	Townhome	Caymen	Unfurnished	15586 LATITUDE DR	4 Bed/3(0)	1,868	9/4/2025	\$460,000	\$430,000	\$ (59,500)	-13%	\$ 230	27	
2	Active	Attached Villa	Capri	Negotiable	15411 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	9/29/2025	\$433,000	\$433,000	\$ -	0%	\$ 282	2	
3	Active	Attached Villa	Capri w/ Pool	Negotiable	28886 VERMILLION LN	2 Bed/2(0)	1,534	3/13/2025	\$439,000	\$439,000	\$ -	0%	\$ 286	202	
4	Active	Attached Villa	Capri	Turnkey	15374 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	9/18/2025	\$465,000	\$465,000	\$ -	0%	\$ 303	13	
5	Active	Garden Series	Pine Spring	Negotiable	15125 ESTUARY CIR	3+Den/2(0)	1,422	2/10/2025	\$534,800	\$512,000	\$ (22,800)	-4%	\$ 360	233	
6	Active	Garden Series	Pine Spring w/ pool	Unfurnished	15079 REEF LN	3 Bed/2(0)	1,429	6/7/2025	\$550,000	\$530,000	\$ (20,000)	-4%	\$ 371	116	
7	Active	Attached Villa	Capri	Unfurnished	15382 UPWIND DR	2 Bed/2(0)	1,534	9/18/2025	\$539,000	\$539,000	\$ -	0%	\$ 351	13	
8	Active	Garden Series	Monterey	Unfurnished	28105 QUIET WATER WAY	3 Bed/2(0)	1,641	9/18/2025	\$589,000	\$589,000	\$ -	0%	\$ 359	13	
9	Active	Classic Series	Willow Bend	Turnkey	28224 JEWEL FISH LN	3 Bed/2(0)	1,920	9/5/2025	\$624,950	\$624,950	\$ (59,500)	-10%	\$ 325	26	
10	Active	Classic Series	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	35	
11	Active	Classic Series	Carlyle	Unfurnished	15282 SEA STAR LN	4 Bed/3(1)	2,523	6/2/2025	\$749,900	\$749,900	\$ -	0%	\$ 297	121	
12	Active	Classic Series	Carlyle w/ Pool	Unfurnished	15384 SCRUB JAY LN	4 Bed/4(0)	2,518	4/12/2025	\$850,000	\$835,000	\$ (15,000)	-2%	\$ 332	172	
13	Pending	Attached Villa	Extended Capri	Unfurnished	28125 GOBY TRL	2 Bed/2(0)	1,693	7/2/2025	\$475,000	\$475,000	\$ -	0%	\$ 281	75	9/15/2025
14	Pending	Attached Villa	Capri	Turnkey	28970 VERMILLION LN	2 Bed/2(0)	1,534	4/19/2025	\$512,000	\$494,000	\$ (18,000)	-4%	\$ 322	124	8/21/2025
15	Pending	Garden Series	Gray Myst	Turnkey	28552 HAMMERHEAD LN	3 Bed/2(0)	1,400	2/13/2025	\$539,900	\$499,000	\$ (40,900)	-8%	\$ 356	214	9/15/2025
16	Pending	Classic Series	Tifton	Partially Furnished	28062 PISCES LN	3 Bed/3(0)	2,072	8/31/2025	\$649,000	\$649,000	\$ -	0%	\$ 313	13	9/13/2025
17	Pending	Classic Series	Tifton w/ Pool	Partially Furnished	28039 OCEANA DRIVE	3+ Bed/2(0)	2,021	9/20/2025	\$740,000	\$740,000	\$ -	0%	\$ 366	2	9/22/2025
18	Pending	Classic Series	Oakmont w/ Pool	Negotiable	15326 BONEFISH TRL	3 Bed/2(0)	2,031	7/25/2025	\$925,000	\$875,000	\$ (50,000)	-5%	\$ 431	42	9/5/2025
19	Sold	Townhome	Caymen	Unfurnished	15021 AUK WAY	3 Bed/3(0)	1,868	10/25/2024	\$509,000	\$393,000	\$ (116,000)	-23%	\$ 210	285	8/6/2025
20	Sold	Townhome	Caymen	Unfurnished	15329 LAUGHING GULL LN	3 Bed/3(0)	1,868	12/26/2024	\$479,900	\$400,000	\$ (79,900)	-17%	\$ 214	221	8/4/2025
21	Sold	Townhome	Caymen w/ Pool	Negotiable	28499 VILLAGEWALK BLVD	3 Bed/3(0)	1,868	5/14/2025	\$449,000	\$415,000	\$ (34,000)	-8%	\$ 222	117	9/8/2025
22	Sold	Attached Villa	Capri	Furnished	28902 VERMILLION LN	2 Bed/2(0)	1,534	5/15/2025	\$479,000	\$440,000	\$ (39,000)	-8%	\$ 287	106	8/29/2025
23	Sold	Attached Villa	Capri w/ Pool	Furnished	28979 VERMILLION LN	2 Bed/2(0)	1,534	6/8/2025	\$465,000	\$455,000	\$ (10,000)	-2%	\$ 297	68	8/15/2025
24	Sold	Attached Villa	Capri w/ Pool	Unfurnished	28831 VERMILLION LN	2 Bed/2(0)	1,534	6/18/2024	\$569,000	\$532,000	\$ (37,000)	-7%	\$ 347	456	9/17/2025
25	Sold	Classic Series	Oakmont w/ Pool	Partially Furnished	28864 YELLOW FIN TRL	3 Bed/2(1)	2,011	7/5/2025	\$675,000	\$655,000	\$ (20,000)	-3%	\$ 326	51	8/25/2025
26	Sold	Classic Series	Oakmont w/ Pool & Spa	Unfurnished	28856 YELLOW FIN TRL	3 Bed/2(0)	2,012	8/26/2025	\$707,900	\$685,000	\$ (22,900)	-3%	\$ 340	35	9/30/2025
27	Sold	Classic Series	Tifton w/ Pool & Spa	Furnished	15056 LURE TRL	3+Den/2(0)	2,169	2/6/2025	\$775,000	\$690,000	\$ (85,000)	-11%	\$ 318	190	8/15/2025
28	Sold	Classic Series	Vernon Hill w/ Pool	Negotiable	28195 JEWEL FISH LN	3 Bed/2(0)	1,911	7/10/2025	\$745,000	\$738,000	\$ (7,000)	-1%	\$ 386	75	9/23/2025
29	Terminated	Townhome	Caymen	Unfurnished	28260 VILLAGEWALK CIR	3 Bed/3(0)	1,868	4/5/2025	\$425,000	\$410,000	\$ (15,000)	-4%	\$ 219	158	9/10/2025
30	Terminated	Classic Series	Carlyle w/ Pool	Unfurnished	28283 KOI WAY	4 Bed/3(0)	2,518	6/28/2025	\$850,000	\$809,000	\$ (41,000)	-5%	\$ 321	68	9/4/2025
31	Expired	Attached Villa	Extended Capri	Furnished	28258 ISLET TRL	2 Bed/2(0)	1,693	6/7/2025	\$508,900	\$499,900	\$ (9,000)	-2%	\$ 295	91	9/6/2025
32	Withdrawn	Townhome	Caymen	Unfurnished	15068 BLUE MARLIN TER	3 Bed/3(0)	1,868	5/28/2025	\$415,000	\$405,000	\$ (10,000)	-2%	\$ 217	113	9/18/2025