

ESTATES AT ALOMA WOODS REAL ESTATE MARKET UPDATE

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Forwarding Service Requested

**COMPLIMENTS OF
MARGARET STEINER**
"ESTATES AT ALOMA WOODS SPECIALIST"



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I love what I do.
And so will you.

**My understanding of market trends in
your community
can sell your home quickly
and at top dollar!**

What are the current real estate trends in your community? What are the latest prices, and what's the pace of sales compared with last year? As a homeowner, you may have heard many different answers regarding these questions in the past. In any form of business, it can be a difficult task to find a tried and true professional who gives you the straight answers. I want you to know I am here to provide you with a real estate experience unmatched by comparison.

I possess a comprehensive knowledge and understanding of market trends in your community to help you make the most informed decisions about the sale of your home. With a thorough analysis of active, pending, and recent sales in your neighborhood and nearby communities which are truly comparable, I can properly price your home for top dollar AND a quick sale.

If you'd like to learn more about how I can sell your home quickly and for the best price, I welcome your call for a private consultation. I assure you complete confidentiality and promise you total objectivity. Most importantly, I WILL ALWAYS LISTEN CAREFULLY to your goals and priorities and will never forget your short and long-term objectives. I will provide an aggressive marketing plan outlining the entire procedure for home preparation, marketing, advertising, negotiating offers, and the escrow process.

Best Wishes,

Margaret

ESTATES AT ALOMA WOODS

REAL ESTATE MARKET UPDATE

COMPLIMENTS OF MARGARET STEINER (407) 687-4003

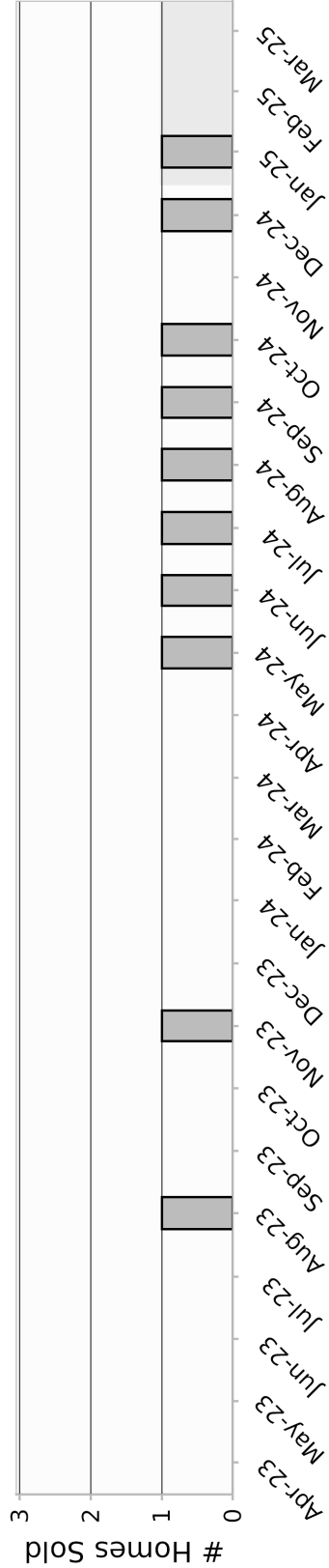
SUMMARY OF HOMES SOLD BETWEEN 04/1/2024 AND 03/31/2025 & COMPARISON TO LAST YEAR					
	Homes Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft	
04/1/2024 to 03/31/2025	8	4.4%	\$688,750	\$267.87	
04/1/2023 to 03/31/2024	2	1.1%	\$810,000	\$221.21	
Difference (+/-)	+6	+3.3%	-\$121,250	+\$46.66	

DETAILS ON MOST RECENTLY SOLD HOMES THROUGH 03/31/2025						
Address	Year Built	Pool	Living Area (Sq Ft)	Sold Price	Price per Sq Ft	Date Sold
2929 Bayhead Run	1998	Yes	2,975	\$690,000	\$231.93	1/30/2025
5733 Oak Lake Trl	1999	No	2,485	\$660,000	\$265.59	12/4/2024
2872 Sand Bluff Cv	2000	Yes	2,910	\$710,000	\$243.99	10/23/2024
5781 Oak Lake Trl	2001	Yes	2,273	\$675,000	\$296.96	9/20/2024
2883 Oak Bluff Way	1999	Yes	2,484	\$700,000	\$281.80	8/19/2024
5749 Oak Lake Trl	2001	Yes	2,487	\$725,000	\$291.52	7/11/2024
5721 Aloma Woods Blvd	1996	Yes	2,558	\$720,000	\$281.47	6/10/2024
2872 Aloma Lake Run	2000	No	2,523	\$630,000	\$249.70	5/21/2024

Based on information from the Seminole County Property Appraiser. This information may or may not include all properties sold in Estates at Aloma Woods during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.

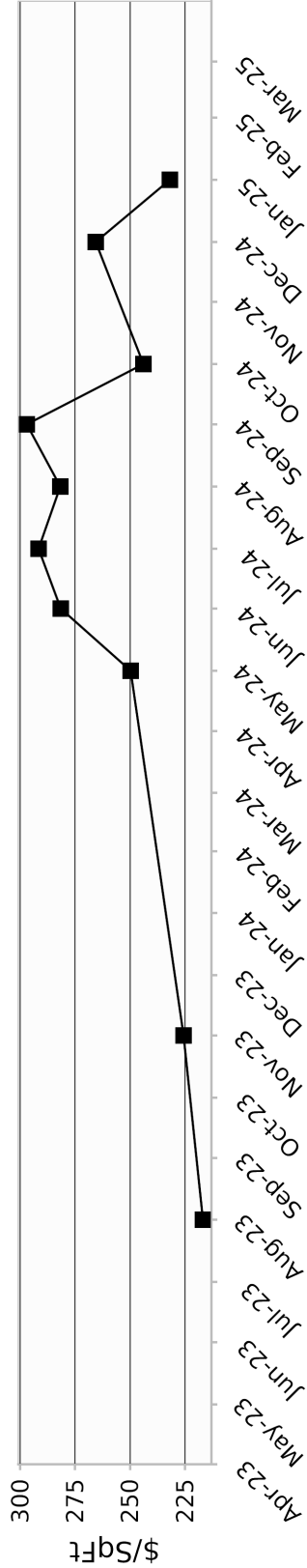
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MONTHLY HISTORY OF NUMBER OF HOMES SOLD BETWEEN 04/1/2023 AND 03/31/2025



Note: All sales may not be reported for the shaded region, as sales may take between 30-90 days to be published by the Property Appraiser.

MONTHLY HISTORY OF AVERAGE PRICE PER SQUARE FOOT BETWEEN 04/1/2023 AND 03/31/2025



Note: The charts do not include data points for months without any sales.

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