

# **ESTATES AT ALOMA WOODS REAL ESTATE MARKET UPDATE**

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**COMPLIMENTS OF  
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"ESTATES AT ALOMA WOODS SPECIALIST"



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In this month's Real Estate Market Update, I wanted to share some information about an important **FREE SERVICE** that Seminole County Clerk of the Circuit Court and Comptroller provides to alert property homeowners of potential fraud.

## **PROTECT YOURSELF AGAINST HOME TITLE THEFT FOR FREE!**

**Property Fraud Alert** is an online subscription service, **FREE** to the public, that allows you to have a name or names monitored with the Official Records office in order to track possible fraudulent recordings that affect your property.

**Log on to: <https://www.seminoleclerk.org/online-services/property-fraud-alert>**

Did you know **HOME TITLE THEFT** is a type of identity theft and real estate scam where criminals illegally transfer the ownership (deed) of a property, most often using forged documents and fake IDs? This fraudulent activity can have enormous financial consequences, and potentially lead to the loss of your home or even significant debt.

For questions on **Seminole County's Property Fraud Alert** subscription, please call **Seminole County at 407-665-4405**.

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## **EXPERIENCE MATTERS!!**

**Proudly celebrating 22 years as a licensed Florida REALTOR®**

Thank you for your time, and I look forward to the possibility of assisting you with all of your real estate needs.

While you may not be considering a move at this very moment, my extensive real estate knowledge can transform the often-perceived stressful process of selling a home into a smooth, stress-free, and ultimately successful experience, whenever that time comes for you.

Best Wishes,

*Margaret*

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**SUMMARY OF HOMES SOLD BETWEEN 08/1/2024 AND 07/31/2025 & COMPARISON TO LAST YEAR**

	Homes Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft
08/1/2024 to 07/31/2025	6	3.3%	\$684,167	\$258.31
08/1/2023 to 07/31/2024	5	2.7%	\$739,000	\$253.02
Difference (+/-)	+1	+0.5%	-\$54,833	+\$5.29

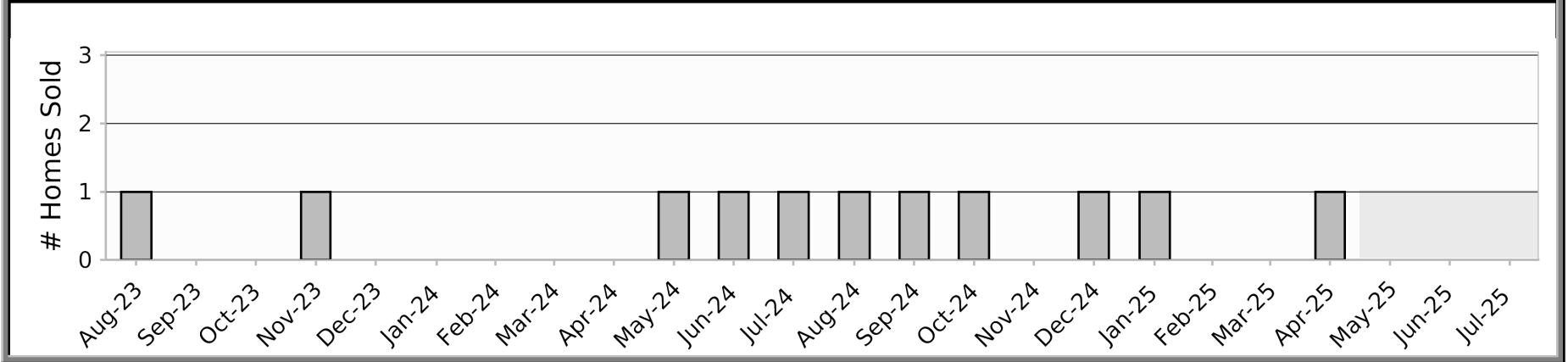
**DETAILS ON MOST RECENTLY SOLD HOMES THROUGH 07/31/2025**

Address	Year Built	Pool	Living Area (Sq Ft)	Sold Price	Price per Sq Ft	Date Sold
2932 Bayhead Run	1998	Yes	2,918	\$670,000	\$229.61	4/3/2025
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

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.

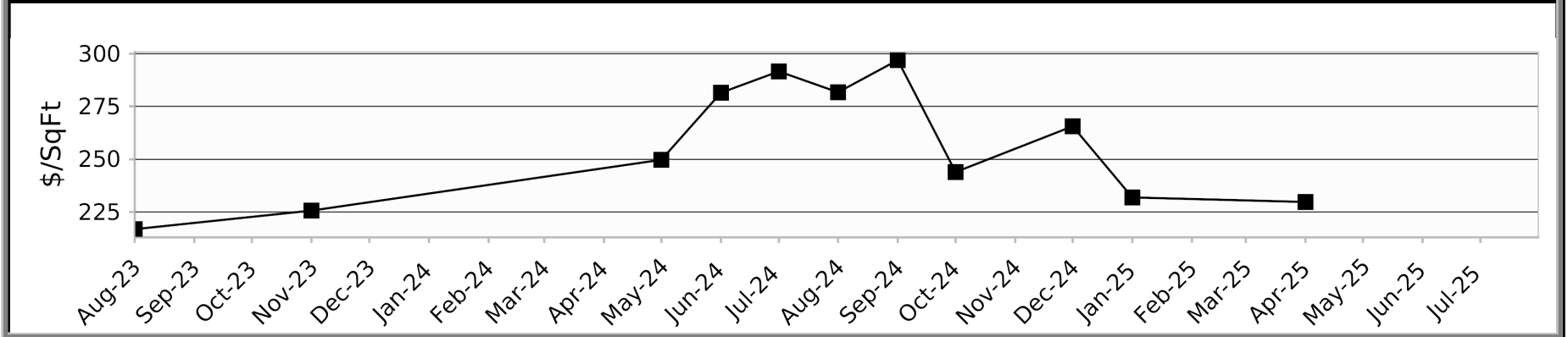
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**MONTHLY HISTORY OF NUMBER OF HOMES SOLD BETWEEN 08/1/2023 AND 07/31/2025**



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 08/1/2023 AND 07/31/2025**



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

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