

ESTATES AT ALOMA WOODS REAL ESTATE MARKET UPDATE

Keller Williams Realty at The Parks
11 S. Bumby Ave. STE 200
Orlando, FL 32803

Forwarding Service Requested

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



Call 407-687-4003

LivelnOviedo.com

*Seller
Mistakes
to
AVOID*



Even if selling your home isn't on your immediate radar, I wanted to share some friendly insights into common pitfalls homeowners sometimes encounter when they do decide to put their property on the market. Think of it as helpful information to keep in mind for the future.

One of the biggest hurdles can be underestimating the importance of first impressions. Buyers often form an opinion within the first few minutes of seeing a home. That's why decluttering, depersonalizing, and ensuring your home is sparkling clean can make a world of difference. It allows potential buyers to envision their own lives in the space, rather than focusing on your personal belongings.

Another mistake to avoid is overpricing your home. While it's natural to feel your home is worth top dollar, relying solely on sentimental value or what you *want* to get can lead to a longer listing period and potentially a lower final sale price. A thorough market analysis, comparing your home to recent sales of similar properties in the area, is crucial for setting a competitive price that attracts serious buyers.

Skipping necessary repairs or neglecting minor maintenance can also deter potential buyers. Small issues like a leaky faucet, a cracked tile, or overgrown landscaping can create the impression that the home hasn't been well-cared for, even if the major systems are in good shape. Addressing these beforehand can lead to a smoother selling process and a better offer.

Finally, limiting access for showings can significantly impact the number of potential buyers who see your home. While it's understandable to have a routine and prefer certain times, being flexible with showing appointments can dramatically increase your chances of finding the right buyer quickly.

My goal is to be a valuable resource for your community. Whether you're considering moving soon, down the road, or not at all, I'm always happy to answer any real estate-related questions you might have.

Feel free to reach out anytime for a no-obligation chat about the local market or even just say hello. I'm here to help in any way I can, whenever you might need it.

Best Wishes,

Margaret

ESTATES AT ALOMA WOODS
REAL ESTATE MARKET UPDATE
 COMPLIMENTS OF MARGARET STEINER (407) 687-4003

SUMMARY OF HOMES SOLD BETWEEN 10/1/2024 AND 09/30/2025 & COMPARISON TO LAST YEAR

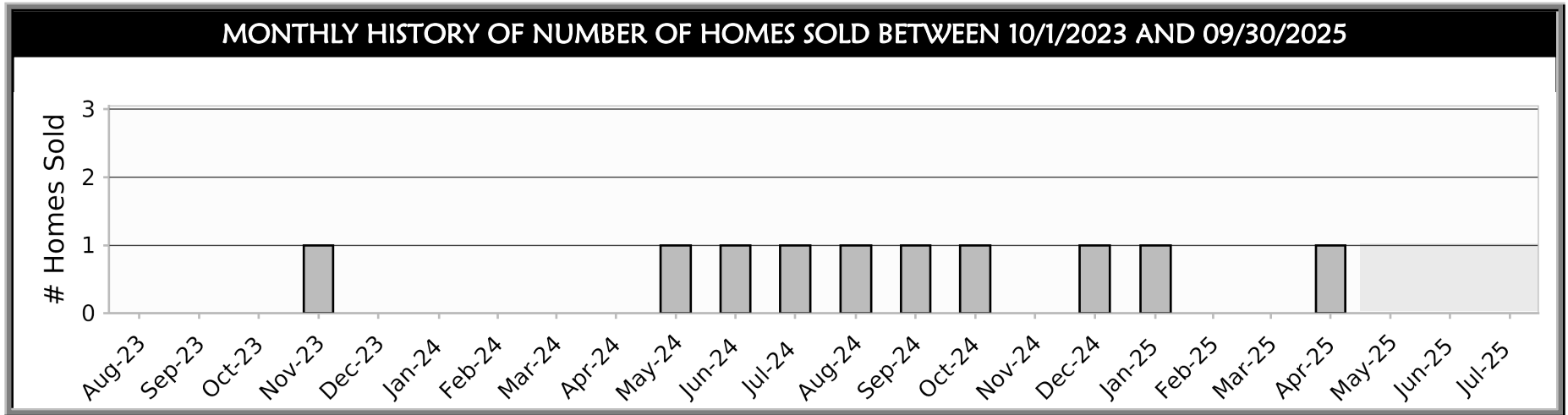
	Homes Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft
10/1/2024 to 09/30/2025	5	2.7%	\$690,000	\$240.19
10/1/2023 to 09/30/2024	6	3.3%	\$715,000	\$271.17
Difference (+/-)	-1	-0.5%	-\$25,000	-\$30.98

DETAILS ON MOST RECENTLY SOLD HOMES THROUGH 09/30/2025

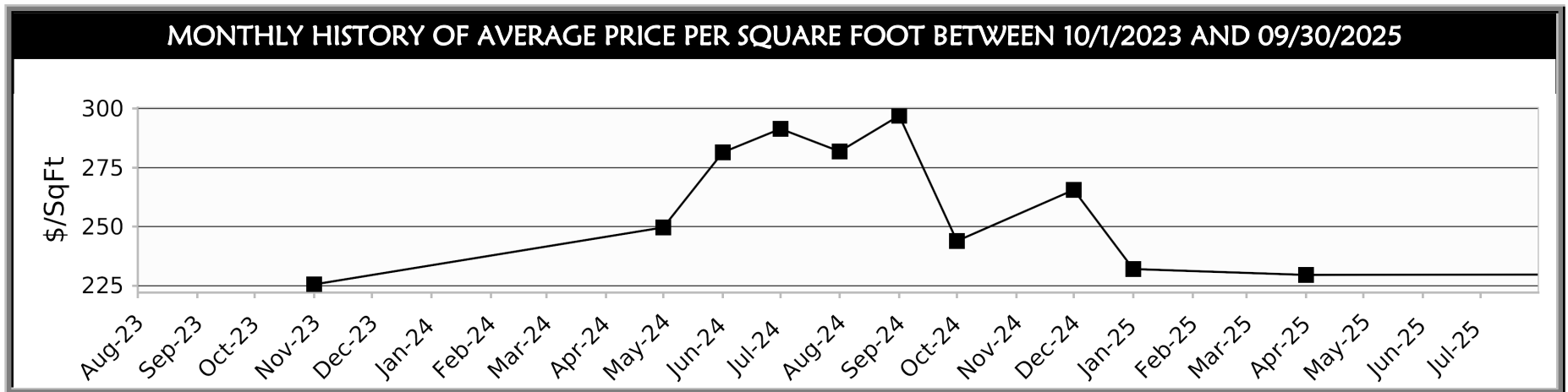
Address	Year Built	Pool	Living Area (Sq Ft)	Sold Price	Price per Sq Ft	Date Sold
5701 Aloma Woods Blvd	1997	Yes	3,133	\$720,000	\$229.81	9/23/2025
2932 Bayhead Run	1998	Yes	2,918	\$670,000	\$229.61	4/3/2025
2929 Bayhead Run	1998	Yes	2,975	\$690,000	\$231.93	1/30/2025
5733 Oak Lake Trl	1999	No	2,485	\$660,000	\$265.59	12/4/2024
2872 Sand Bluff Cv	2000	Yes	2,910	\$710,000	\$243.99	10/23/2024

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.

ESTATES AT ALOMA WOODS
REAL ESTATE MARKET UPDATE
COMPLIMENTS OF MARGARET STEINER (407) 687-4003



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.



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

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.