

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

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



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I LOVE WHAT I DO.  
AND SO WILL YOU.



I'm writing to you today not just as a real estate agent, but as someone who genuinely loves what I do, especially when it comes to helping homeowners like you navigate the exciting, and sometimes overwhelming, journey of listing and selling your property.

There's a unique satisfaction I find in each step of the process, from our initial conversation where we discuss your goals and dreams for your next chapter, to crafting a tailored marketing strategy that truly showcases the unique charm and value of your home. Walking through your property for the first time, envisioning its potential through the eyes of prospective buyers, and then translating that vision into compelling descriptions and stunning visuals – it's a creative and strategic puzzle I truly enjoy solving.

But it's more than just the strategy and the marketing. What truly fuels my passion is the human connection. I understand that your home is more than just bricks and mortar; it's a repository of memories, a sanctuary, and a significant financial investment. The trust you place in me to handle this important transition is something I deeply value and never take for granted.

Guiding you through the complexities of the market, negotiating offers with your best interests at heart, and ultimately handing over the keys to a delighted buyer – these are the moments that make my work so rewarding. Seeing the relief and excitement on your face as we reach a successful closing is a feeling unlike any other. It's knowing that I've played a part in helping you achieve your goals and move forward with confidence.

I believe that clear communication, transparency, and a proactive approach are paramount to a successful partnership. I'm committed to keeping you informed every step of the way, answering your questions promptly, and providing you with the expert guidance you need to make informed decisions.

If you're considering listing your home and are looking for a real estate agent who is not only knowledgeable and experienced but also genuinely passionate about helping you achieve your goals, I would be honored to speak with you. Let's discuss your unique needs and how my dedication and love for this work can translate into a smooth and successful selling experience for you.

Thank you for your time and consideration. I look forward to the possibility of working with you.

Best Wishes,

Margaret

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**REAL ESTATE MARKET UPDATE**  
**COMPLIMENTS OF MARGARET STEINER (407) 687-4003**



**SUMMARY OF HOMES SOLD BETWEEN 06/1/2024 AND 05/31/2025 & COMPARISON TO LAST YEAR**

	Homes Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft
06/1/2024 to 05/31/2025	8	4.4%	\$693,750	\$265.36
06/1/2023 to 05/31/2024	3	1.6%	\$750,000	\$230.70
Difference (+/-)	+5	+2.7%	-\$56,250	+\$34.66

**DETAILS ON MOST RECENTLY SOLD HOMES THROUGH 05/31/2025**

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
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

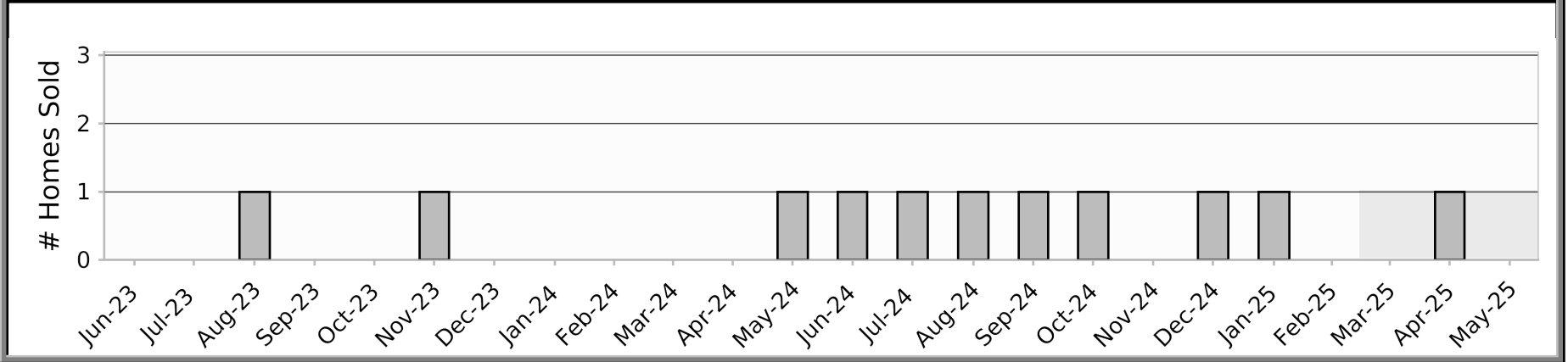
Based on information from the Seminole County Property Appraiser. This information may or may not include all properties sold in Estates at Aloma Woods during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property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

# **ESTATES AT ALOMA WOODS**

## **REAL ESTATE MARKET UPDATE**

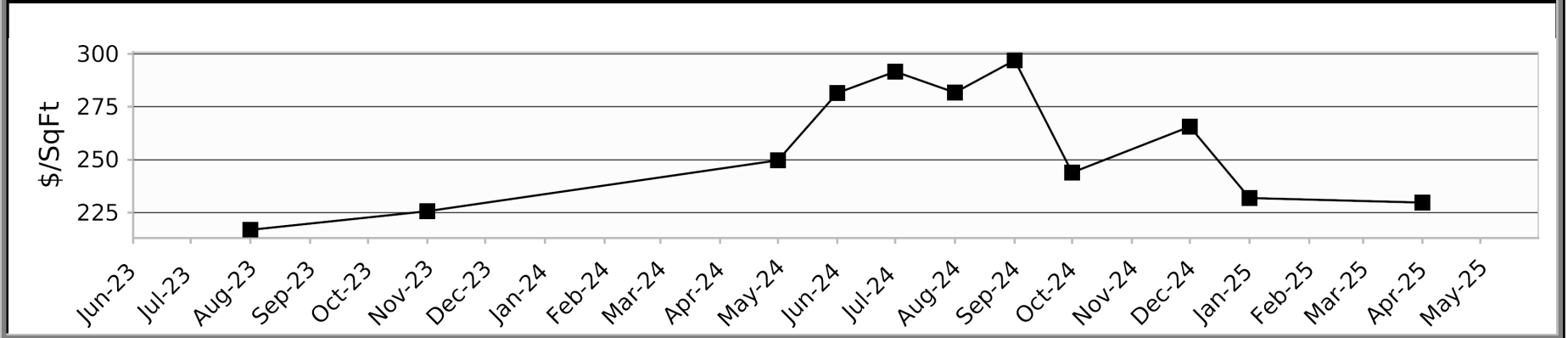
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**MONTHLY HISTORY OF NUMBER OF HOMES SOLD BETWEEN 06/1/2023 AND 05/31/2025**



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 06/1/2023 AND 05/31/2025**



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

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