

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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Working with A Reputable Agent



It pays to work with an agent from a reputable firm.



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Dear Margaret,

Working with a Reputable Agent from a Reputable Firm

It pays to work with a **REALTOR®** from a real estate company with a big reputation. It ensures that I will work my hardest for you to help maintain that level of quality. Just as I helped your neighbors on Aloma Woods Blvd and Oak Lake Trail this past year, my collective knowledge and experience can also help you get the maximum selling price for your home. When you combine that with a multitude of marketing tools at my disposal, I can provide you with the low-stress selling experience that you deserve. I specialize in selling homes in your community and would like to share my knowledge about your local real estate market, as well as the attached complimentary report specific to Estates at Aloma Woods.

My recent Estates at Aloma Woods listings:

5721 Aloma Woods Blvd. - Listed by Margaret for \$695,000. Sold for \$720,000.

5781 Oak Lake Trail - Listed by Margaret for \$675,000. Sold for \$675,000.

If you decide to sell your home I can put my unique skill set to work for you, backed by a company that truly knows the real estate business! Partnering with a **REALTOR®** and company that understands the market can be the key to a successful sale. If you aren't ready to sell, but are interested in knowing the current value of your home, please contact me for a confidential consultation and I'd be happy to speak with you.

Check out what my Sellers have to say about their successful home sale!

LiveInOviedo.com/another-happy-seller

2025 is going to be a great year!!

Best Wishes,

Margaret

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ESTATES AT ALOMA WOODS

REAL ESTATE MARKET UPDATE

COMPLIMENTS OF MARGARET STEINER (407) 687-4003

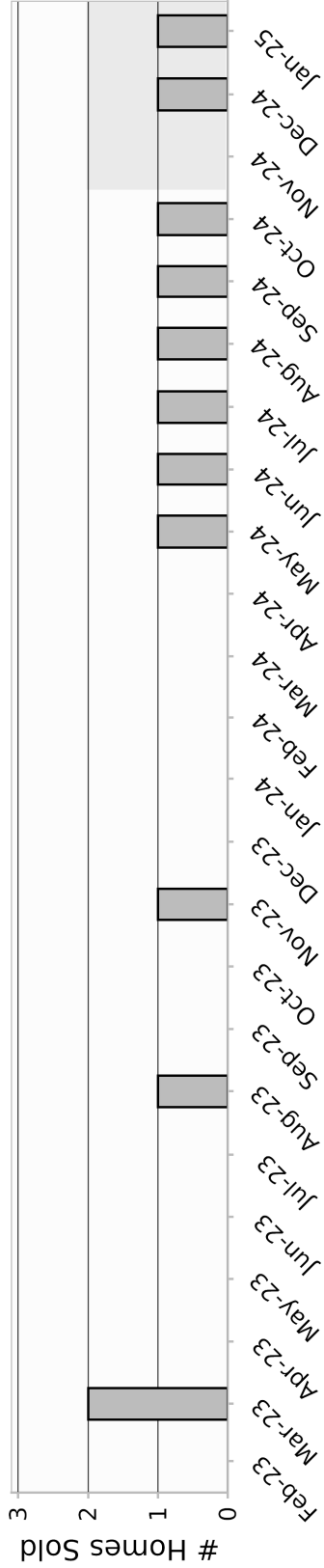
SUMMARY OF HOMES SOLD BETWEEN 02/1/2024 AND 01/31/2025 & COMPARISON TO LAST YEAR					
	Homes Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft	
02/1/2024 to 01/31/2025	8	4.4%	\$688,750	\$267.87	
02/1/2023 to 01/31/2024	4	2.2%	\$715,225	\$224.94	
Difference (+/-)	+4	+2.2%	-\$26,475	+\$42.93	

DETAILS ON MOST RECENTLY SOLD HOMES THROUGH 01/31/2025						
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.

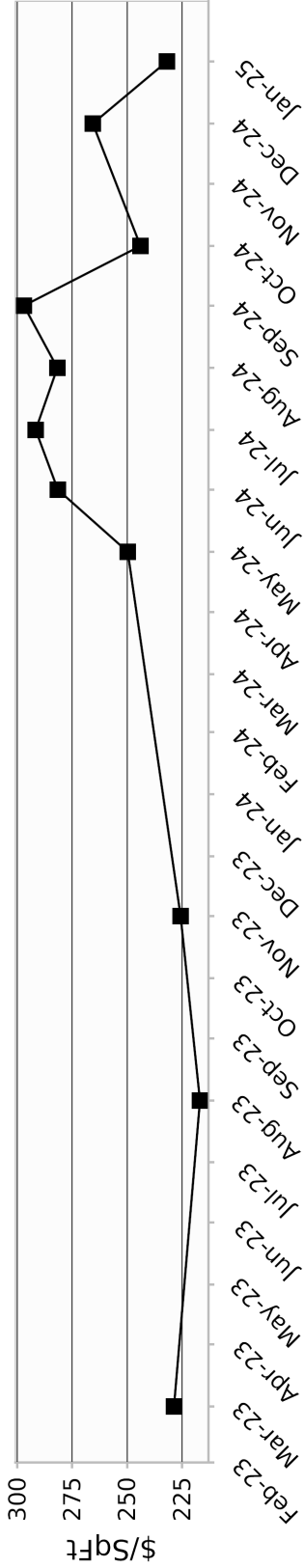
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MONTHLY HISTORY OF NUMBER OF HOMES SOLD BETWEEN 02/1/2023 AND 01/31/2025



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 02/1/2023 AND 01/31/2025



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

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