

Market Analysis Summary

Residential

Active

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | ADOM | CDOM |
|---|----------|-------|-------------------------------|------------------------------|----|----|----|----|--------------------|--------------|--------------------|----|----|----|-------|----------|------------|------|------|
| 1 | O5353521 | 32766 | 3323 Red Ash Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity,Private | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 2,276 | \$145 | \$330,000 | 18 | 18 |
| 2 | O5336566 | 32766 | 2639 Dovehill Way, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 4 | 3 | 0 | 2,769 | \$126 | \$349,900 | 81 | 81 |
| 3 | O5354855 | 32766 | 3567 Wading Heron Ter, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 2,631 | \$144 | \$379,000 | 13 | 13 |
| 4 | O5345430 | 32766 | 3457 Deer Oak Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity | 3 Car Garage | Single Family Home | 5 | 4 | 0 | 3,415 | \$123 | \$419,000 | 56 | 56 |
| 5 | O5346671 | 32766 | 2560 Dark Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT THREE | Y | N | N | N | Comm unity | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 3,057 | \$139 | \$425,000 | 51 | 51 |
| 6 | A4113702 | 32766 | 2664 Hazel Grove Ln, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 5 | 3 | 0 | 3,099 | \$140 | \$434,500 | 57 | 57 |
| 7 | O5357067 | 32766 | 2766 Rustic Oak Pl, OVIEDO | LIVE OAK RESERV E | N | N | N | N | Comm unity,None | 3 Car Garage | Single Family Home | 5 | 3 | 0 | 3,464 | \$127 | \$439,900 | 8 | 8 |
| 8 | T2748813 | 32766 | 3584 Deer Oak Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity,Private | 2 Car Garage | Single Family Home | 4 | 3 | 0 | 3,116 | \$144 | \$449,000 | 6 | 6 |
| 9 | O5351156 | 32766 | 3517 Wild Eagle Run, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | Y | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 2,777 | \$162 | \$449,990 | 30 | 30 |

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|--------------------|----------|-----------|-----------------------------------|------------------------------|----|----|----|----|--------------------|--------------|--------------------|----------|----------|--------------|--------------|------------------|------------|------|-----------|-----------|
| 10 | O5347796 | 32766 | 3500 Wading Heron Ter, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | Y | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 5 | 3 | 0 | 3,408 | \$132 | \$450,000 | 45 | 45 | |
| 11 | O5355646 | 32766 | 2672 Hazel Grove Ln, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | None | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 3,180 | \$146 | \$464,900 | 9 | 9 | |
| 12 | O5356150 | 32766 | 3945 Flowering Stream Way, OVIEDO | LIVE OAK RESERV E UNIT FOUR | N | N | N | N | None | 3 Car Garage | Single Family Home | 7 | 4 | 0 | 4,710 | \$111 | \$525,000 | 6 | 6 | |
| # LISTINGS: | | 12 | AVG VALUES: | | | | | | | | 5 | 3 | 0 | 3,159 | \$137 | \$426,349 | | | 32 | 32 |

Active with Contract

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | ADOM | CDOM | |
|--------------------|----------|----------|-------------------------------|------------------------------|----|----|----|----|---------|--------------|--------------------|----------|----------|--------------|--------------|------------------|------------|------|------------|------------|
| 1 | O5331852 | 32766 | 3510 Rambling Oaks Ln, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 6 | 3 | 1 | 3,740 | \$121 | \$452,900 | 109 | 109 | |
| # LISTINGS: | | 1 | AVG VALUES: | | | | | | | | 6 | 3 | 1 | 3,740 | \$121 | \$452,900 | | | 109 | 109 |

Pending

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | ADOM | CDOM |
|---|----------|-------|-------------------------------|----------------------------|----|----|----|----|---------|--------------|--------------------|----|----|----|-------|----------|------------|------|------|
| 1 | O5211532 | 32766 | 3403 Wading Heron Ter, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 3 | 2 | 0 | 2,289 | \$131 | \$299,900 | 66 | 66 |
| 2 | O5301745 | 32766 | 3640 Deer Oak Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | None | 2 Car Garage | Single Family Home | 4 | 3 | 0 | 2,876 | \$108 | \$311,000 | 35 | 35 |

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Pending

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | ADOM | CDOM |
|---|----------|-------|------------------------------|------------------------------|----|----|----|----|--------------------|--------------|--------------------|----|----|----|-------|----------|------------|------|------|
| 3 | O5190373 | 32766 | 2625 Dark Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 6 | 3 | 1 | 3,740 | \$91 | \$340,000 | 27 | 250 |
| 4 | O5351099 | 32766 | 3628 Deer Oak Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Private | 2 Car Garage | Single Family Home | 4 | 3 | 0 | 2,257 | \$159 | \$359,900 | 5 | 5 |
| 5 | O5351131 | 32766 | 2408 Willow Drop Way, OVIEDO | LIVE OAK RESERV E UNIT FOUR | N | N | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 2,712 | \$164 | \$445,000 | 22 | 22 |
| 6 | O5342871 | 32766 | 3513 Wild Eagle Run, OVIEDO | LIVE OAK RESERV E UNIT ONE | Y | Y | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 5 | 3 | 1 | 3,450 | \$148 | \$509,000 | 47 | 47 |

| | | | | | | | | | | | | | | | | | | | |
|--------------------|----------|--------------------|--|--|--|--|--|--|--|--|--|----------|----------|----------|--------------|--------------|------------------|-----------|-----------|
| # LISTINGS: | 6 | AVG VALUES: | | | | | | | | | | 4 | 3 | 0 | 2,887 | \$134 | \$377,467 | 34 | 71 |
|--------------------|----------|--------------------|--|--|--|--|--|--|--|--|--|----------|----------|----------|--------------|--------------|------------------|-----------|-----------|

Sold

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | Sold Price | SP/HSqFt | Sold Dt | LP/SP | ADOM | CDOM |
|---|----------|-------|-----------------------------|------------------------------|----|----|----|----|------------|--------------|--------------------|----|----|----|-------|----------|------------|------------|----------|----------|-------|------|------|
| 1 | O5313303 | 32766 | 3325 Red Ash Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | None | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 2,137 | \$111 | \$237,295 | \$222,884 | \$104 | 02/27/15 | 0.94 | 144 | 144 |
| 2 | O5329826 | 32766 | 3357 Red Ash Cir, OVIEDO | LIVE OAK RESERV E | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 1,788 | \$148 | \$265,000 | \$255,000 | \$143 | 02/27/15 | 0.96 | 79 | 79 |
| 3 | O5338780 | 32766 | 2480 Double Tree Pl, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | None | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 2,234 | \$128 | \$284,900 | \$275,000 | \$123 | 03/10/15 | 0.97 | 45 | 45 |
| 4 | O5340506 | 32766 | 3364 Red Ash Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 4 | 2 | 0 | 2,137 | \$150 | \$319,900 | \$300,000 | \$140 | 03/20/15 | 0.94 | 10 | 10 |

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Market Analysis Summary

Residential

Sold

| # | MLS # | Zip | Address | Subdiv | WF | WV | WA | WE | Pool | Gar | P Style | BR | FB | HB | HSqFt | LP/HSqFt | List Price | Sold Price | SP/HSqFt | Sold Dt | LP/SP | ADOM | CDOM |
|----|----------|-------|-------------------------------|------------------------------|----|----|----|----|------------|--------------|--------------------|----|----|----|-------|----------|------------|------------|----------|----------|-------|------|------|
| 5 | O5222316 | 32766 | 3498 Wading Heron Ter, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 5 | 3 | 0 | 2,962 | \$110 | \$325,000 | \$311,600 | \$105 | 12/31/14 | 0.96 | 52 | 130 |
| 6 | O5336348 | 32766 | 3293 Red Ash Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 5 | 3 | 0 | 3,006 | \$116 | \$350,000 | \$354,200 | \$118 | 01/28/15 | 1.01 | 3 | 3 |
| 7 | O5315112 | 32766 | 3765 Valley Oaks Ct, OVIEDO | LIVE OAK RESERV E UNIT FOUR | N | N | N | N | None | 2 Car Garage | Single Family Home | 5 | 3 | 1 | 3,386 | \$106 | \$359,900 | \$356,000 | \$105 | 03/25/15 | 0.99 | 135 | 135 |
| 8 | O5344137 | 32766 | 3411 Hollow Oak Run, OVIEDO | LIVE OAK RESERV E UNIT TWO | N | N | N | N | Comm unity | 2 Car Garage | Single Family Home | 5 | 3 | 0 | 2,965 | \$132 | \$389,999 | \$367,500 | \$124 | 03/13/15 | 0.94 | 7 | 7 |
| 9 | O5330984 | 32766 | 2665 Dark Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Comm unity | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 3,052 | \$131 | \$400,000 | \$400,000 | \$131 | 01/16/15 | 1.00 | 4 | 4 |
| 10 | O5209438 | 32766 | 3421 Hollow Oak Run, OVIEDO | LIVE OAK RESERV E UNIT TWO | N | N | N | N | Private | 3 Car Garage | Single Family Home | 4 | 3 | 1 | 3,330 | \$131 | \$436,000 | \$410,000 | \$123 | 12/10/14 | 0.94 | 266 | 266 |
| 11 | O5327692 | 32766 | 3621 Deer Oak Cir, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 4 | 3 | 1 | 3,049 | \$138 | \$419,900 | \$415,000 | \$136 | 01/08/15 | 0.99 | 41 | 41 |
| 12 | O5314079 | 32766 | 3516 Wild Eagle Run, OVIEDO | LIVE OAK RESERV E UNIT ONE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 3,000 | \$147 | \$440,000 | \$420,000 | \$140 | 12/08/14 | 0.95 | 41 | 41 |
| 13 | O5326447 | 32766 | 3695 Hollywood Pl, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 5 | 3 | 0 | 3,256 | \$138 | \$449,900 | \$430,000 | \$132 | 02/19/15 | 0.96 | 85 | 148 |

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Residential

Sold

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|--------------------|----------|-----------|-----------------------------|------------------------------|----|----|----|----|--------------------|--------------|--------------------|----------|----------|----------|--------------|--------------|------------------|------------------|--------------|-------------|------------|------------|------|
| 14 | O5340239 | 32766 | 2430 June Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT TWO | N | N | N | N | Comm unity | 3 Car Garage | Single Family Home | 4 | 3 | 0 | 2,910 | \$155 | \$449,900 | \$445,000 | \$153 | 03/27/15 | 0.99 | 31 | 31 |
| 15 | O5327891 | 32766 | 2840 Regal Pine Trl, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Private | 3 Car Garage | Single Family Home | 5 | 3 | 0 | 2,940 | \$156 | \$459,900 | \$459,900 | \$156 | 02/20/15 | 1.00 | 79 | 79 |
| 16 | O5340369 | 32766 | 2545 Dark Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 5 | 4 | 0 | 3,415 | \$140 | \$478,000 | \$467,000 | \$137 | 03/02/15 | 0.98 | 8 | 8 |
| 17 | O5322089 | 32766 | 2585 Dark Oak Ct, OVIEDO | LIVE OAK RESERV E UNIT THREE | N | N | N | N | Comm unity,Private | 3 Car Garage | Single Family Home | 6 | 3 | 1 | 3,740 | \$131 | \$490,000 | \$480,000 | \$128 | 02/25/15 | 0.98 | 119 | 119 |
| # LISTINGS: | | 17 | MIN VALUES: | | | | | | | | | 4 | 2 | 0 | 1,788 | \$106 | \$237,295 | \$222,884 | \$104 | 0.94 | 3 | 3 | |
| | | | MAX VALUES: | | | | | | | | | 6 | 4 | 1 | 3,740 | \$156 | \$490,000 | \$480,000 | \$156 | 1.01 | 266 | 266 | |
| | | | AVG VALUES: | | | | | | | | | 5 | 3 | 0 | 2,900 | \$133 | \$385,623 | \$374,652 | \$129 | 0.97 | 68 | 76 | |
| | | | MED VALUES: | | | | | | | | | 0 | 3 | 0 | 3,000 | \$132 | \$400,000 | \$400,000 | \$131 | 0.97 | 45 | 45 | |

Property Type is 'Residential' Status is one of 'Active', 'Active with Contract', 'Pending' Status is 'Sold' Status Contractual Search Date is 04/03/2015 to 12/04/2014 Property Style is 'Single Family Home' MLS Zip is '32766 - Oviedo/Chuluota' Legal Subdivision Name is like 'live oak'

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