

Mary Ann Kelleher

LAKE JOVITA MARKET UPDATE

February 2014 ♥ ISSUE 1



"Is my friend in the bunker or is the bastard on the green?" ~Anonymous



INLAND HOMES "REALTORS OF THE YEAR" 2013

Dear Friend and Neighbor:

2013 was a great year for Lake Jovita home sales as 55 homes sold. This is a dramatic increase from the number of homes sold in prior years (36 homes in 2012, 40 homes in 2011, 30 homes in 2010, and 28 homes in 2009). In addition, there was a significant decline in the number of distressed properties (bank owned or short sales). In 2013, only 5 1/2% of sales were distressed properties. The percentages in prior years are as follows: 2012, 11% of sales; 2011, 35% of sales; 2010, 33% of sales; and in 2009, 25% of sales. In addition, we have seen an increase in home sale prices. In 2013, the average selling price was \$321,070 (\$117.40 per square foot) whereas in 2012, the average selling price was \$292,991 (\$111.60 per sq ft).

2013 was also a very good year for Mark and me. Inland Homes named us "Lake Jovita Realtors of the Year." Rae Mims, Inland Homes Sales Representative, presented us with a certificate and trophy at an Awards Ceremony held on January 28 at Inland Homes' model home in Oak Glen.



So far this year, 2 homes have sold, 7 home sales are pending, and there are only 29 active listings. If you have contemplated selling your home this year, the low number of homes for sale is a positive consideration. If you would like a free market analysis of your home, please contact me.

Sincerely,

Mary Ann Kelleher

ACTIVE LISTINGS ON FEBRUARY 1, 2014*

Red print indicates homes I have listed and/or sold

| # | ACTIVE | | Current List Price | Square Feet | List Price Per Sq Ft |
|---|------------------------|------------------|--------------------|-------------|----------------------|
| 1 | 13612 Thoroughbred | | 259,900 | 2,111 | 123.12 |
| 2 | 12413 Woodlands | | 279,000 | 2,264 | 123.23 |
| 3 | 12334 Forest Highlands | | 285,000 | 2,614 | 109.03 |
| 4 | 12307 Forest Highlands | short sale | 305,000 | 2,492 | 122.39 |
| 5 | 13937 Thoroughbred | new construction | 314,159 | 2,831 | 110.97 |
| 6 | 12314 Lake Jovita | | 319,900 | 3,275 | 97.68 |

ACTIVE LISTINGS ON FEBRUARY 1, 2014* (continued)

| # | ACTIVE | | Current List Price | Square Feet | List Price Per Sq Ft |
|----|-----------------------------|------------------|--------------------|--------------|----------------------|
| 7 | 34220 Sahalee | short sale | 320,250 | 2,527 | 126.73 |
| 8 | 34531 Merion | | 325,000 | 2,565 | 126.71 |
| 9 | 12803 Lake Jovita | | 339,000 | 2,001 | 169.42 |
| 10 | 13244 Thoroughbred | | 339,000 | 2,890 | 117.30 |
| 11 | 34602 Heavenly | | 349,000 | 2,685 | 129.98 |
| 12 | 34241 Sahalee | | 369,000 | 2,633 | 140.14 |
| 13 | 13741 Carryback | new construction | 380,505 | 3,278 | 116.08 |
| 14 | 13230 Legends | short sale | 395,000 | 2,939 | 134.40 |
| 15 | 13304 Thoroughbred | | 395,000 | 2,965 | 133.22 |
| 16 | 13816 Thoroughbred | | 395,000 | 2,825 | 139.82 |
| 17 | 34201 Sahalee | | 399,000 | 2,608 | 152.99 |
| 18 | 12802 Lake Jovita | | 445,000 | 2,640 | 168.56 |
| 19 | 12953 Grand Traverse | | 449,000 | 3,009 | 149.22 |
| 20 | 12632 Oak Hollow | | 449,900 | 2,711 | 165.95 |
| 21 | 33853 Americana | bank owned | 469,900 | 3,189 | 147.35 |
| 22 | 12836 Grand Traverse | | 575,000 | 4,057 | 141.73 |
| 23 | 33909 Americana | | 575,000 | 3,737 | 153.87 |
| 24 | 13410 Carnoustie | | 589,000 | 3,415 | 172.47 |
| 25 | 13824 Carryback | | 619,900 | 3,359 | 184.55 |
| 26 | 12908 Ventana | | 624,900 | 3,693 | 169.21 |
| 27 | 12644 Tradition | | 724,900 | 4,308 | 168.27 |
| 28 | 12851 Ventana | | 875,000 | 6,134 | 142.65 |
| 29 | 12238 Tradition | | 899,000 | 4,240 | 212.03 |

SALES PENDING ON FEBRUARY 1, 2014*

| # | PENDING | | Current List Price | Square Feet | List Price Per Sq Ft |
|---|-------------------------------|------------------|--------------------|--------------|----------------------|
| 1 | 13244 Palmilla | bank owned | 185,000 | 1,683 | 109.92 |
| 2 | 12310 Woodlands | new construction | 200,253 | 1,677 | 119.41 |
| 3 | 12436 Forest Highlands | | 259,900 | 2,357 | 110.27 |
| 4 | 13015 Thoroughbred | | 274,900 | 2,260 | 121.64 |
| 5 | 12502 Forest Highlands | | 289,000 | 2,384 | 121.22 |
| 6 | 33819 Americana | short sale | 325,000 | 2,649 | 122.69 |
| 7 | 33626 Americana | | 364,900 | 2,579 | 141.49 |

HOMES SOLD FROM JANUARY 1, 2014 TO DATE*

| # | SOLD | Sold Price | Square Feet | Sold Price Per Sq Ft | Sold Date |
|---|-------------------|------------|-------------|----------------------|------------|
| 1 | 34717 Heavenly | 292,423 | 2,631 | 111 | 01/19/2014 |
| 2 | 12453 Lake Jovita | 280,000 | 2,817 | 99 | 01/09/2014 |

HOMES SOLD FROM JANUARY 1, 2013 THROUGH DECEMBER 31, 2013*

| # | SOLD | Sold Price | Square Feet | Sold Price Per Sq Ft | Sold Date |
|----|----------------------|--------------------------|-------------|----------------------|------------|
| 1 | 34550 Heavenly | 280,000 | 2,382 | 118 | 12/30/2013 |
| 2 | 13233 Palmilla | 178,000 | 1,700 | 105 | 12/10/2013 |
| 3 | 13833 Thoroughbred | 399,000 | 2,628 | 152 | 12/05/2013 |
| 4 | 13204 Palmilla | 168,000 | 1,703 | 99 | 11/22/2013 |
| 5 | 13602 Thoroughbred | 300,000 | 2,193 | 137 | 11/15/2013 |
| 6 | 13650 Thoroughbred | 325,000 | 3,333 | 98 | 11/15/2013 |
| 7 | 13309 Thoroughbred | 314,500 | 2,471 | 127 | 11/14/2013 |
| 8 | 13632 Thoroughbred | 347,000 | 2,934 | 118 | 11/14/2013 |
| 9 | 12718 Lake Jovita | 280,000 | 2,113 | 133 | 10/31/2013 |
| 10 | 13225 Tradition | 215,000 | 2,037 | 106 | 10/25/2013 |
| 11 | 12400 Woodlands | bank owned 262,000 | 2,311 | 113 | 10/24/2013 |
| 12 | 13854 Thoroughbred | 385,000 | 2,857 | 135 | 10/18/2013 |
| 13 | 13848 Thoroughbred | 393,015 | 2,934 | 134 | 10/14/2013 |
| 14 | 13945 Thoroughbred | new construction 295,000 | 2675 | 111 | 09/27/2013 |
| 15 | 13137 Thoroughbred | 427,000 | 3196 | 134 | 09/27/2013 |
| 16 | 13129 Thoroughbred | 330,000 | 2886 | 114 | 09/25/2013 |
| 17 | 13219 Tradition | bank owned 190,000 | 1997 | 95 | 09/24/2013 |
| 18 | 12645 Grand Traverse | 352,000 | 2921 | 121 | 09/23/2013 |
| 19 | 12918 Grand Traverse | new construction 420,627 | 2831 | 149 | 09/13/2013 |
| 20 | 13737 Carryback | new construction 336,900 | 3271 | 103 | 09/06/2013 |
| 21 | 13227 Palmilla | 199,900 | 1703 | 117 | 09/04/2013 |
| 22 | 13232 Palmilla | 222,500 | 1997 | 111 | 09/04/2013 |
| 23 | 34735 Heavenly | new construction 271,495 | 2631 | 103 | 08/28/2013 |
| 24 | 12945 Grand Traverse | 367,000 | 2736 | 134 | 08/28/2013 |
| 25 | 33831 Americana | 490,000 | 3277 | 150 | 08/13/2013 |
| 26 | 13008 Grand Traverse | 492,500 | 3205 | 154 | 07/30/2013 |
| 27 | 12224 Woodlands | 215,000 | 1940 | 111 | 07/17/2013 |
| 28 | 13100 Grand Traverse | 375,000 | 3293 | 114 | 07/08/2013 |

HOMES SOLD FROM JANUARY 1, 2013 THROUGH DECEMBER 31, 2013* (continued)

| # | SOLD | | Sold Price | Square Feet | Sold Price Per Sq Ft | Sold Date |
|----|------------------------|------------------|------------|-------------|----------------------|------------|
| 29 | 13630 Carryback | | 468,000 | 4004 | 117 | 07/01/2013 |
| 30 | 13719 Carryback | new construction | 330,000 | 3271 | 101 | 05/31/2013 |
| 31 | 13322 Trailing Moss | | 230,000 | 2039 | 113 | 05/29/2013 |
| 32 | 33838 Americana | | 560,000 | 3481 | 161 | 05/29/2013 |
| 33 | 12703 Oak Hollow | | 349,000 | 2858 | 122 | 05/28/2013 |
| 34 | 34135 Sahalee | | 350,000 | 2590 | 135 | 05/14/2013 |
| 35 | 12728 Tradition | | 565,000 | 4271 | 132 | 04/30/2013 |
| 36 | 12704 Oak Hollow | | 371,000 | 2988 | 124 | 04/29/2013 |
| 37 | 13126 Palmilla | | 175,000 | 1783 | 98 | 04/19/2013 |
| 38 | 12635 Grand Traverse | | 280,000 | 2548 | 110 | 04/16/2013 |
| 39 | 12338 Lake Jovita | new construction | 325,000 | 3378 | 96 | 04/15/2013 |
| 40 | 12327 Forest Highlands | | 275,000 | 2670 | 103 | 04/01/2013 |
| 41 | 13208 Legends | | 257,500 | 2220 | 116 | 03/29/2013 |
| 42 | 34542 Heavenly | new construction | 310,000 | 2980 | 104 | 03/29/2013 |
| 43 | 13119 Thoroughbred | bank owned | 264,000 | 3437 | 77 | 03/22/2013 |
| 44 | 12810 Grand Traverse | | 480,000 | 3773 | 127 | 03/13/2013 |
| 45 | 12317 Woodlands | | 250,000 | 2439 | 103 | 03/07/2013 |
| 46 | 12450 Woodlands | | 278,000 | 3087 | 90 | 03/07/2013 |
| 47 | 12204 Woodlands | | 253,000 | 2319 | 109 | 03/02/2013 |
| 48 | 12318 Woodlands | | 250,000 | 2351 | 106 | 03/01/2013 |
| 49 | 13243 Palmilla | | 160,000 | 1700 | 94 | 02/28/2013 |
| 50 | 13249 Palmilla | | 182,400 | 2088 | 87 | 02/21/2013 |
| 51 | 13134 Palmilla | | 175,000 | 1988 | 88 | 02/19/2013 |
| 52 | 34145 Sahalee | | 380,000 | 2995 | 127 | 01/30/2013 |
| 53 | 34011 Americana | | 495,000 | 3185 | 155 | 01/17/2013 |
| 54 | 13419 Carnoustie | | 484,500 | 3034 | 160 | 01/10/2013 |
| 55 | 13919 Carryback | new construction | 330,000 | 3399 | 97 | 01/07/2013 |

*All data was taken from the My Florida Regional Multiple Listing Service (MFRMLS) on February 1, 2014. This information may or may not include all listed Active, Pending, or Sold properties of one or more members of the MFRMLS. Sold prices per square foot have been rounded.

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