



	<b>MLS #</b>	<b>Status</b>	<b>Address</b>	<b>Bd</b>	<b>Fb</b>	<b>Hb</b>	<b>Yr Blt</b>	<b>Sqft</b>	<b>List/Sold \$</b>	<b>Market/Sold D</b>
1	<a href="#">U8228846</a>	ACT	106 VALENCIA CIRCLE	3	2	1	2004	2,085	\$515,000	02/20/2024
2	<a href="#">T3490648</a>	PND	176 VALENCIA CIRCLE	3	2	1	2006	2,085	\$529,900	12/07/2023
3	<a href="#">U8233184</a>	PND	252 VALENCIA CIRCLE	3	2	1	2007	2,085	\$539,000	03/15/2024
4	<a href="#">U8219663</a>	SLD	234 VALENCIA CIRCLE	3	2	1	2006	2,281	\$510,000	12/22/23
5	<a href="#">U8219465</a>	SLD	209 VALENCIA CIRCLE	3	2	1	2006	2,281	\$525,000	12/19/23
6	<a href="#">T3485811</a>	SLD	164 VALENCIA CIRCLE	3	2	1	2006	2,085	\$525,000	01/02/24
7	<a href="#">U8210877</a>	SLD	243 VALENCIA CIRCLE	3	2	1	2006	2,107	\$554,500	09/28/23
8	<a href="#">T3480183</a>	SLD	288 VALENCIA CIRCLE	3	2	1	2005	2,085	\$555,000	12/15/23

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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### Listings: Active

1	U8228846	106 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2004	0.05	2,085	\$247	\$515,000				29
				<b>Min</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2004</b>	<b>0.05</b>	<b>2,085</b>	<b>\$247</b>	<b>\$515,000</b>				<b>29</b>
				<b>Max</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2004</b>	<b>0.05</b>	<b>2,085</b>	<b>\$247</b>	<b>\$515,000</b>				<b>29</b>
				<b>Avg</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2004</b>	<b>0.05</b>	<b>2,085</b>	<b>\$247</b>	<b>\$515,000</b>				<b>29</b>
				<b>Med</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2004</b>	<b>0.05</b>	<b>2,085</b>	<b>\$247</b>	<b>\$515,000</b>				<b>29</b>

### Listings: Pending

1	T3490648	176 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2006	0.05	2,085	\$254	\$529,900				99
2	U8233184	252 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2007	0.05	2,085	\$259	\$539,000				4
				<b>Min</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,085</b>	<b>\$254</b>	<b>\$529,900</b>				<b>4</b>
				<b>Max</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2007</b>	<b>0.05</b>	<b>2,085</b>	<b>\$259</b>	<b>\$539,000</b>				<b>99</b>
				<b>Avg</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2007</b>	<b>0.05</b>	<b>2,085</b>	<b>\$256</b>	<b>\$534,450</b>				<b>52</b>
				<b>Med</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2007</b>	<b>0.05</b>	<b>2,085</b>	<b>\$256</b>	<b>\$534,450</b>				<b>52</b>

*Presented by: Kelly Havden*

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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#	MLS #	Address	Subdivision	BR	FB	HB	Gar	Pool	YrBlt	Acres	H SqFt	P/H SqFt	List Price	Sale Price	Sale Date	SP/LP	CDOM
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**Listings: Sold**

1	U8219663	234 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2006	0.05	2,281	\$224	\$525,000	\$510,000	12/22/2023	97.1%	14
2	U8219465	209 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2006	0.05	2,281	\$230	\$535,000	\$525,000	12/19/2023	98.1%	9
3	T3485811	164 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2006	0.05	2,085	\$252	\$539,000	\$525,000	01/02/2024	97.4%	14
4	U8210877	243 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2006	0.05	2,107	\$263	\$544,900	\$554,500	09/28/2023	101.8%	4
5	T3480183	288 VALENCIA CIR	VILLAS OF CARILLON	3	2	1	2	No	2005	0.05	2,085	\$266	\$555,000	\$555,000	12/15/2023	100.0%	26

<b>Min</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2005</b>	<b>0.05</b>	<b>2,085</b>	<b>\$224</b>	<b>\$525,000</b>	<b>\$510,000</b>	<b>97.1%</b>	<b>4</b>
<b>Max</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,281</b>	<b>\$266</b>	<b>\$555,000</b>	<b>\$555,000</b>	<b>101.8%</b>	<b>26</b>
<b>Avg</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,168</b>	<b>\$247</b>	<b>\$539,780</b>	<b>\$533,900</b>	<b>98.9%</b>	<b>13</b>
<b>Med</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,107</b>	<b>\$252</b>	<b>\$539,000</b>	<b>\$525,000</b>	<b>98.1%</b>	<b>14</b>

<b>8</b>	<b>Total Listings</b>	<b>Average for all:</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,137</b>	<b>\$249</b>	<b>\$535,350</b>	<b>\$533,900</b>	<b>98.9%</b>	<b>25</b>
		<b>Median for all:</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2006</b>	<b>0.05</b>	<b>2,085</b>	<b>\$253</b>	<b>\$537,000</b>	<b>\$525,000</b>	<b>98.1%</b>	<b>14</b>

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
<b>List Price</b>	<b>\$515,000</b>	<b>\$555,000</b>	<b>\$535,350</b>	<b>\$537,000</b>
<b>Sale Price</b>	<b>\$510,000</b>	<b>\$555,000</b>	<b>\$533,900</b>	<b>\$525,000</b>
<b>Sale / List</b>	<b>97.1%</b>	<b>101.8%</b>	<b>98.9%</b>	<b>98.1%</b>

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