



## **Tallahassee Real Estate Update**



### **Featured Listing near Killearn Estates 3/2 Renovated Home near Shopping, Restaurants and Offices Only \$168,000**

Sales were up in Leon County 3% in June over last June. Median sale price is up 9% and inventory is down. 30 year fixed mortgage rates are up to around 4.5% . Homes are on the market for less time down 18% to 64 days. Homes are selling for about 94% of their asking price. These are all a good indication the market is growing stronger and stronger. To sell your home in less time and get close to your asking price it is critical to talk to an expert. Price and condition are “driving the bus” and a Realtor can help you with these issues.

There are several home improvement ideas that increase the value of your home. Here are six that can bring you the most: (1) vinyl siding (2) fiber cement siding (3) steel entry door (4) wood replacement windows and (6) a new garage door. Also there are four maintenance tips that you should address as soon as possible. They are: to make sure your appliances have not been recalled, check for leaks and fix them, renew the finish on your hardwood floors and protect your foundation.

Our most recent sales have included a great home for an empty nester at the Havana Country Club, a brand new home in Buckhead built by Premier Construction, a luxury home in Southwood, an investment home near Royal Oaks and a golf course home in Havana.

We have homes listed in Sweetwater Oaks and Shannon Forest near Killearn. We also have land listed off Bannerman Road and two (2) lakefront lots one on Lake Iamonia and the other a ten acre estate homesite off Proctor Road. The Sweetwater Oaks home is a 3/2 that has been updated for only

\$158,000. If you are looking for a home like new for a fraction of the cost we have the perfect opportunity. Our featured home has new flooring, paint, roof, cabinets, appliances, baths, windows and doors. WHEW! Only \$168,000. Each of the three homesites we offer are minutes away from the hustle and bustle of downtown. The Bannerman lot already has a pool and studio priced at \$70,000. Duck hunt or fish on Lake Iamonia for only \$29,000 and make an offer on this short sale off Proctor Road that we have listed for \$140,000.

I truly appreciate your friendship! Call me today for a confidential review of your real estate.

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