

A REAL ESTATE REVIEW FOR **KINGSVIEW**



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Tight inventories still dominate most markets!

With interest rates still at historical lows, and inventories of homes for sale are still very low, now might be the best time to make a move. All the signs are there for a great spring and summer for selling or purchasing real estate. Looking to move now might make a lot of sense for those who have been on the fence, as to whether or not they should wait to see if conditions in the market place will become even more favorable.

Most professional real estate associates will tell you that waiting can become a dangerous game and opportunities to take advantage of the kind of market we are in today far outweigh waiting to see what happens next. To take full advantage of today's market, please call me today for a FREE evaluation of your property. I will be happy to help you determine if now is the right time for you to make a move.

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FEATURED SALES

The report summarizes listings sold for Kingsview and/or other properties in the area. Listings summarized in the table above are based on information from the My Florida Regional MLS. Properties sold were not all listed by Any Agency Realty and were listed by various MLS participating offices. Non-MLS properties are not included.

The most recent 14 sold listings are shown in more detail below as they represent the best indication of change in property values.

Sold Date		Bedrms + F Baths + H Baths	Year Built/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
02/18/15	Berry Hill Manor; 2405 Pimpernel Dr	4 + 3 + 1	1992 / 2782	\$449,900	\$430,000	-4.4%	52
01/29/15	Highgrove; 3681 Thornbury Ct	4 + 2 + 1	1997 / 2830	\$429,900	\$425,000	-1.1%	72
01/25/15	Kingsview; 4148 Windsor Heights Pl	3 + 2 + 1	2001 / 2108	\$280,000	\$280,000	0.0%	16
01/08/15	Strawberry Hill Estate; 7061 Heather Dr	3 + 3 + 1	2001 / 2015	\$294,600	\$300,000	1.8%	27
01/07/15	Strawberry Hill Estate; 6813 Lantana Dr	5 + 2 + 2	2004 / 2743	\$369,900	\$369,900	0.0%	68
12/19/14	Berry Hill Manor; 8963 Cottongrass St	7 + 3 + 1	1998 / 5738	\$550,000	\$550,000	0.0%	23
12/19/14	Strawberry Hill Estate; 6818 Lantana Dr	4 + 2 + 1	2005 / 2356	\$387,900	\$336,000	-13.4%	380
12/11/14	Kingsview; 4315 Castletower Ct	5 + 2 + 2	2000 / 2821	\$380,000	\$365,000	-3.9%	100
10/15/14	Strawberry Hill Estate; 2236 Rattan Ct	4 + 2 + 1	2003 / 2642	\$360,000	\$350,000	-2.8%	23
10/11/14	Strawberry Hill Estate; 6873 Arbor Ln	5 + 3 + 0	1968 / 2745	\$339,800	\$339,000	-0.2%	127
10/05/14	Highgrove; 3683 Princess Of Wales Pl	4 + 2 + 2	2000 / 2260	\$334,900	\$334,900	0.0%	123
09/19/14	Berry Hill Manor; 2323 Knotweed Ct	4 + 2 + 1	1991 / 2534	\$399,993	\$400,000	0.0%	129
09/07/14	Berry Hill Manor; 2251 Ravenna Ct	5 + 3 + 1	1999 / 3024	\$480,000	\$437,000	-9.0%	131
09/03/14	Kingsview; 8295 Knighthood Pl	3 + 2 + 1	1997 / 2234	\$294,900	\$294,900	0.0%	79
Averages:				\$382,271	\$372,264	-2.6%	96

Summary	Number Sold From 2/18/14 to 2/18/15	Number Sold From 2/18/13 to 2/18/14	Difference vs. Year Ago	Number of Listings Currently FOR SALE
Berry Hill Manor	5	5	-	6
Highgrove	4	5	-1	9
Kingsview	4	22	-18	11
Strawberry Hill Estate	6	10	-4	23
Average Property Price:	\$372,264	\$391,470	-4.9%	\$373,360