

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	O5512011	32766	2490 Rainey Ct, OVIEDO	LIVE OAK RESERV E UNIT 3	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	0	2,671	\$146	\$389,000	20	20
2	O5504780	32766	1662 Copperleaf Cv, OVIEDO	LIVE OAK RESERV E UNIT ONE	Y	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	5	3	0	3,006	\$143	\$429,900	52	224
3	O5507606	32766	3338 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	3,009	\$143	\$429,900	30	30
4	O5497890	32766	4410 Bending Branch Ln, OVIEDO	LIVE OAK RESERV E UNIT FOUR	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	1	3,361	\$137	\$459,900	57	57
5	O5513778	32766	2880 Wood Hollow Ln, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	0	3,079	\$149	\$460,000	13	13
6	O5511965	32766	2391 Foliage Oak Ter, OVIEDO	LIVE OAK RESERV E UNIT TWO	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	0	3,127	\$150	\$469,900	21	21
7	O5507704	32766	3950 Flowering Stream Way, OVIEDO	LIVE OAK RESERV E UNIT FOUR	Y	Y	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	0	3,382	\$141	\$477,999	38	38
8	O5489789	32766	2630 Dovehill Way, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	1	4,202	\$119	\$499,000	125	125
9	O5497343	32766	4387 Raywood Ash Ct, OVIEDO	LIVE OAK RESERV E UNIT FOUR	N	N	N	N	Private	3 Car Garage	Single Family Home	6	5	0	4,710	\$119	\$558,500	86	86

Presented By: Thomas Scott

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.

Copyright © 2017 MFRMLS, Inc.. All rights reserved.

Market Analysis Summary

Residential

# LISTINGS:	9	MIN VALUES:	5	3	0	2,671	\$119	\$389,000	13	13
		MAX VALUES:	6	5	1	4,710	\$150	\$558,500	125	224
		AVG VALUES:	5	3	0	3,394	\$139	\$463,789	49	68
		MED VALUES:	5	3	0	3,127	\$143	\$460,000	38	38

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	O5497494	32766	1465 Twin Leaf Ln, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	5	3	0	2,965	\$130	\$384,900	58	58
2	O5503417	32766	3589 Deer Oak Cir, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Private	2 Car Garage	Single Family Home	4	3	0	2,488	\$161	\$399,900	24	24
3	O5508529	32766	1462 Twin Leaf Ln, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	4	3	0	2,671	\$153	\$409,900	3	3
4	O5507013	32766	1650 Wild Indigo Ter, OVIEDO	LIVE OAK RESERV E UNIT 1 1ST AMD	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	4	3	0	2,480	\$167	\$414,900	7	7
5	O5512324	32766	3624 Deer Oak Cir, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Private	2 Car Garage	Single Family Home	5	4	0	3,700	\$116	\$430,000	2	105
6	O5502371	32766	2377 Broken Elm Pl, OVIEDO	LIVE OAK RESERV E	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	3	0	3,079	\$146	\$449,900	12	12
7	O5500955	32766	2231 Foliage Oak Ter, OVIEDO	LIVE OAK RESERV E UNIT TWO	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	6	3	0	3,700	\$124	\$459,900	15	192
8	O5509241	32766	3519 Wading Heron Ter, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	5	3	0	3,386	\$143	\$484,900	8	8

Presented By: Thomas Scott

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 .

Market Analysis Summary

Residential

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price		ADOM	CDOM
9	O5513656	32766	3695 Hollywood Pl, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	5	3	0	3,256	\$151	\$492,000		9	9
10	O5498199	32766	3420 Ravencreek Ln, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	4	3	0	3,090	\$165	\$509,000		54	54
11	O5510197	32766	3429 Deer Oak Cir, OVIEDO	LIVE OAK RESERV E UNIT ONE	Y	Y	N	N	Comm unity, Private	2 Car Garage	Single Family Home	6	3	1	3,740	\$138	\$515,000		5	5
12	O5508455	32766	2445 Sterling Creek Pkwy, OVIEDO	LIVE OAK RESERV E UNIT FOUR	N	N	N	N	Private	3 Car Garage	Single Family Home	4	4	0	3,392	\$155	\$525,000		11	11
13	O5514196	32766	4397 Raywood Ash Ct, OVIEDO	LIVE OAK RESERV E UNIT FOUR	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	6	4	0	4,222	\$128	\$539,000		2	2
14	O5493851	32766	2390 Sterling Creek Pkwy, OVIEDO	LIVE OAK RESERV E UNIT FOUR	Y	Y	Y	Y	Private	3 Car Garage	Single Family Home	4	3	1	3,527	\$234	\$825,000		55	55
# LISTINGS:			14	MIN VALUES:								4	3	0	2,480	\$116	\$384,900		2	2
				MAX VALUES:								6	4	1	4,222	\$234	\$825,000		58	192
				AVG VALUES:								5	3	0	3,264	\$151	\$488,521		19	39
				MED VALUES:								5	3	0	3,321	\$149	\$472,400		10	12

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	O5474065	32766	3350 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	1,805	\$155	\$280,000	\$274,500	\$152	03/31/17	0.98	76	76

Presented By: Thomas Scott

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
2	O5477694	32766	3326 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	2,137	\$154	\$330,000	\$315,000	\$147	03/03/17	0.95	31	86
3	O5472713	32766	3505 Silver Thorn Ct, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Private	2 Car Garage	Single Family Home	4	3	0	2,303	\$165	\$379,900	\$360,000	\$156	04/24/17	0.95	144	144
4	O5465009	32766	3647 Hollywood Pl, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	4	3	0	2,488	\$149	\$370,000	\$365,000	\$147	03/03/17	0.99	133	133
5	O5480435	32766	2288 Foliage Oak Ter, OVIEDO	LIVE OAK RESERV E UNIT TWO FIRST AMD	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	4	3	0	2,540	\$150	\$380,000	\$369,000	\$145	02/15/17	0.97	22	22
6	O5498721	32766	3512 Silver Thorn Ct, OVIEDO	LIVE OAK RESERV E UNIT ONE	Y	Y	Y	N	Private	2 Car Garage	Single Family Home	4	3	0	2,257	\$159	\$359,900	\$375,000	\$166	05/01/17	1.04	3	3
7	O5488234	32766	3441 Hollow Oak Run, OVIEDO	LIVE OAK RESERV E UNIT TWO	N	N	N	N	Private	3 Car Garage	Single Family Home	4	3	0	2,664	\$145	\$385,000	\$376,000	\$141	04/27/17	0.98	9	9
8	O5502125	32766	3539 Wading Heron Ter, OVIEDO	LIVE OAK RESERV E UNIT ONE	Y	Y	Y	N	Comm unity	3 Car Garage	Single Family Home	4	2	0	2,367	\$163	\$385,000	\$395,150	\$167	05/08/17	1.03	3	3
9	O5464474	32766	4330 Bending Branch Ln, OVIEDO	LIVE OAK RESERV E	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	5	4	0	3,265	\$123	\$400,000	\$400,000	\$123	04/28/17	1.00	180	180
10	O5497862	32766	2352 Foliage Oak Ter, OVIEDO	LIVE OAK RESERV E UNIT TWO	N	N	N	N	Comm unity, Private	2 Car Garage	Single Family Home	4	3	0	2,485	\$171	\$425,000	\$412,000	\$166	05/12/17	0.97	9	9

Presented By: Thomas Scott

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.

Copyright © 2017 MFRMLS, Inc.. All rights reserved.

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
11	O5479269	32766	3592 Deer Oak Cir, OVIEDO	LIVE OAK RESERV E UNIT ONE	N	N	N	N	Private	3 Car Garage	Single Family Home	4	3	0	3,006	\$150	\$450,000	\$450,000	\$150	04/11/17	1.00	96	96
12	O5469576	32766	1658 Copperleaf Cv, OVIEDO	LIVE OAK RESERV E UNIT ONE	Y	Y	N	N	Private	2 Car Garage	Single Family Home	5	3	0	3,742	\$128	\$478,000	\$460,000	\$123	02/24/17	0.96	94	94
13	V4717347	32766	2605 Dark Oak Ct, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Private	3 Car Garage	Single Family Home	5	3	0	3,380	\$145	\$489,900	\$474,900	\$141	05/10/17	0.97	4	4
14	O5467293	32766	2320 Foliage Oak Ter, OVIEDO	LIVE OAK RESERV E UNIT TWO FIRST AMD	N	N	N	N	Private	3 Car Garage	Single Family Home	5	4	0	3,079	\$159	\$489,900	\$475,000	\$154	04/28/17	0.97	178	178
15	O5500456	32766	3470 Diamond Leaf Ln, OVIEDO	LIVE OAK RESERV E UNIT TWO	N	N	N	N	Comm unity, Private	3 Car Garage	Single Family Home	5	3	0	3,285	\$150	\$492,000	\$475,500	\$145	06/02/17	0.97	23	140
16	O5496106	32765	2640 Dark Oak Ct, OVIEDO	LIVE OAK RESERV E UNIT THREE	N	N	N	N	Private	3 Car Garage	Single Family Home	4	3	0	3,149	\$159	\$500,000	\$493,000	\$157	05/19/17	0.99	8	8
17	O5489151	32766	4010 Flowering Stream Way, OVIEDO	LIVE OAK RESERV E UNIT FOUR	N	N	N	N	Comm unity	3 Car Garage	Single Family Home	7	4	0	4,222	\$126	\$529,900	\$510,000	\$121	06/06/17	0.96	63	63
# LISTINGS:			17	MIN VALUES:								4	2	0	1,805	\$123	\$280,000	\$274,500	\$121		0.95	3	3
				MAX VALUES:								7	4	0	4,222	\$171	\$529,900	\$510,000	\$167		1.04	180	180
				AVG VALUES:								4	3	0	2,834	\$150	\$419,088	\$410,591	\$147		0.98	63	73
				MED VALUES:								4	3	0	2,664	\$150	\$400,000	\$400,000	\$147		0.97	31	76

Presented By: Thomas Scott

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 .

Copyright © 2017 MFRMLS, Inc.. All rights reserved.

Market Analysis Summary

Property Type is 'Residential' **Status** is one of 'Active', 'Active with Contract', 'Pending' **Status** is 'Sold' **Status Contractual Search Date** is 06/07/2017 to 02/08/2017 **City** is like 'Oviedo*' **Legal**
Subdivision Name is like "**Live Oak Reserve**"

Presented By: Thomas Scott

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 .

Copyright © 2017 MFRMLS, Inc.. All rights reserved.