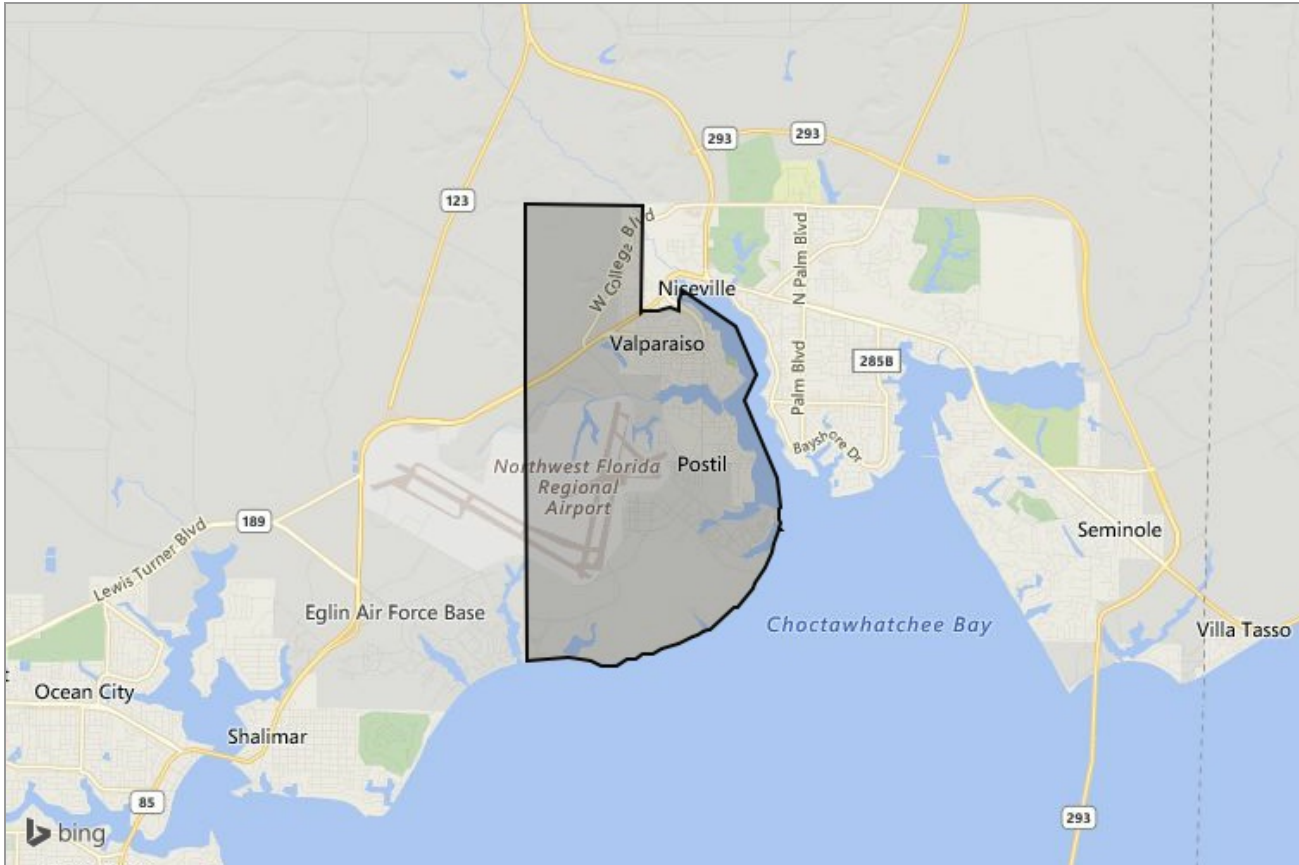




MARKET ACTIVITY REPORT

Valparaiso, Florida



Presented by

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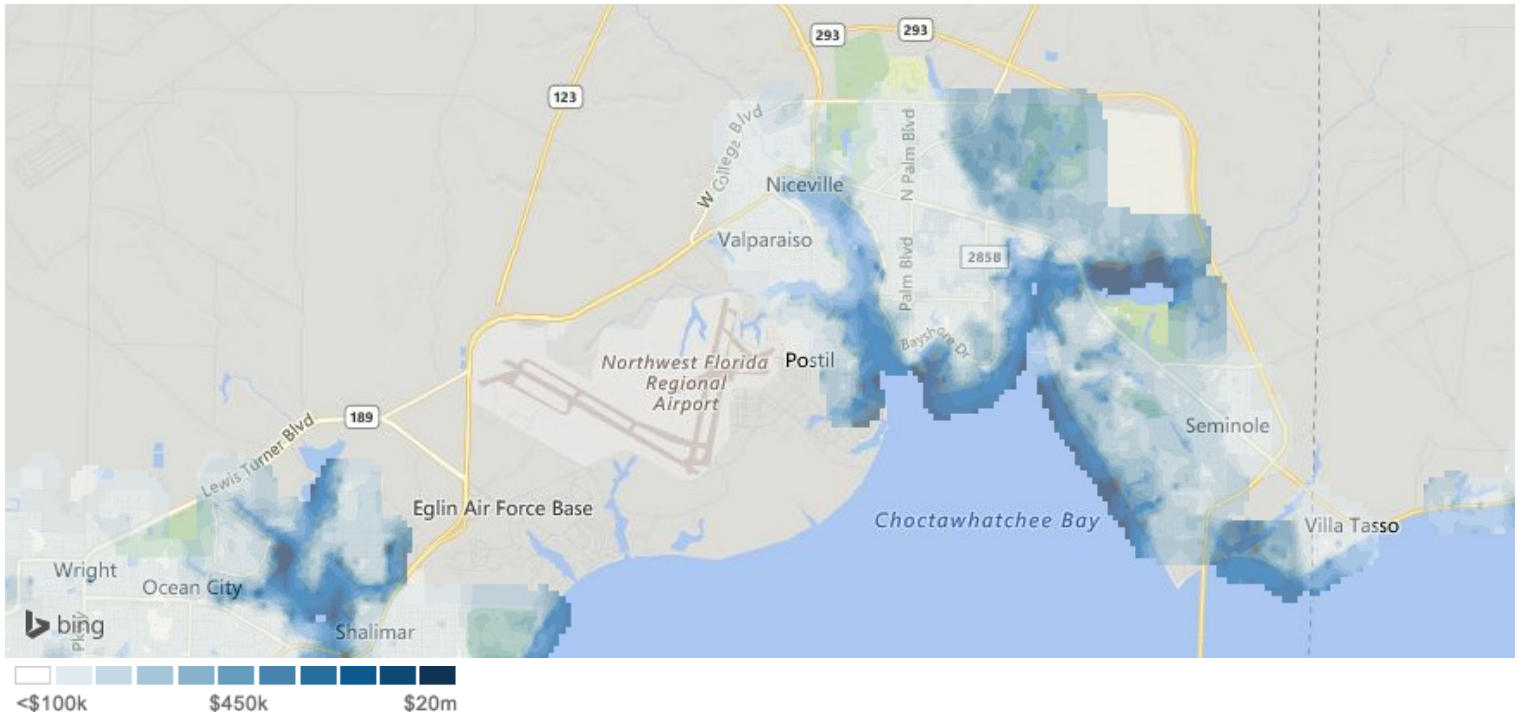
www.shuttersrealestate.com

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Niceville, FL 32578



Valparaiso, Florida

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: November 14, 2015 vs. November 14, 2016

Median Est. Home Value

\$156K

Up 13.8%

Median Est. Listing Price

\$173K

Up 6.8%

Median Days in RPR




67

Down -20.2%

Sales Volume







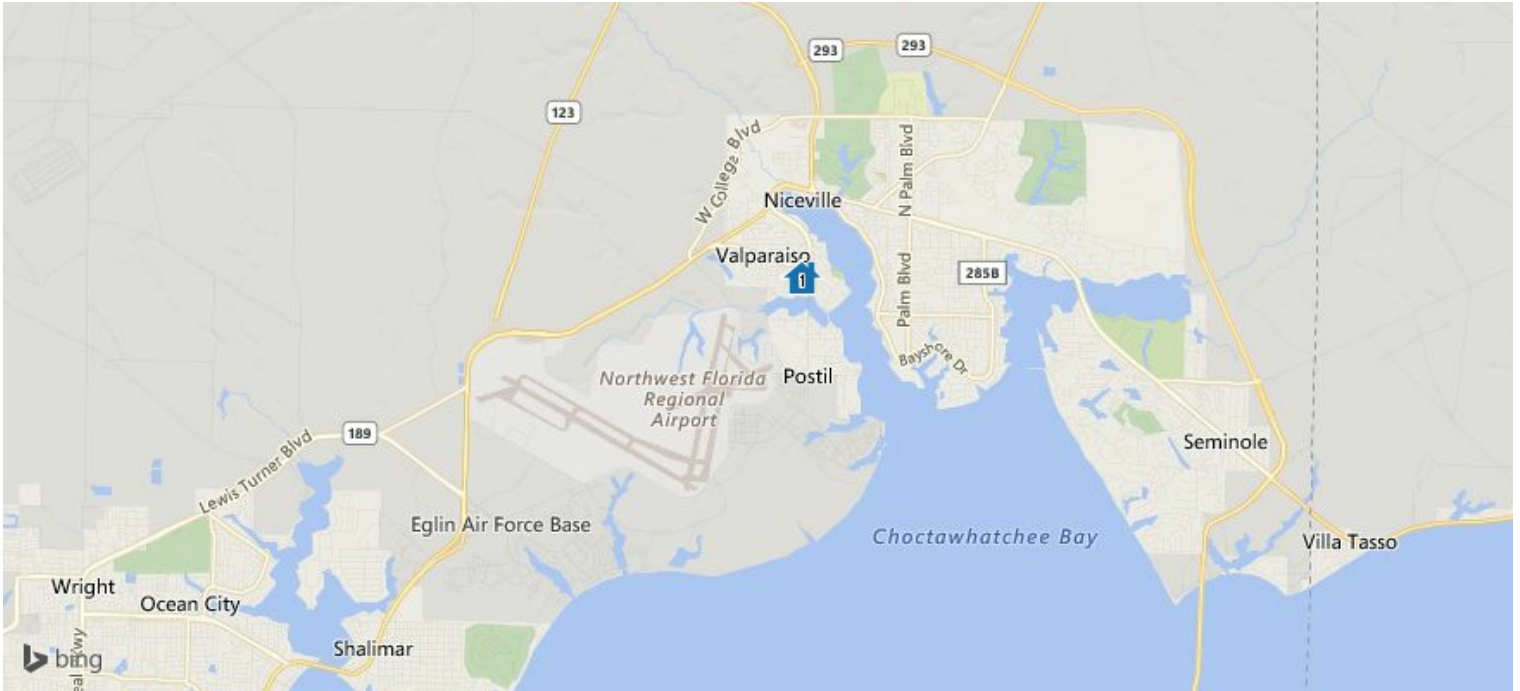
New Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE LEASE • New, Active: 11/7/2016 MLS ID: 727894</p> <p>378 Edge Ave</p> <p>NEWLY RENOVATED!!!!Don't miss out on this NEWLY RENOVATED home in Valparaiso! Great location close to shopping, dining, schools, Eglin, and parks. Upon entry you are greeted with the main living area and kitchen. Kitchen upgrades include a beautiful new backsplash, all new cabinets and counters, and all new sparkling appliances. Attached to the kitchen is a step down to a large tiled insulated den area. New ceiling fans throughout. Large fenced back yard! Laundry area equipped with washer/dryer hookups. Owner will consider pets on a case by case basis with a \$250 non-refundable pet fee per pet. No smoking.</p> <p><i>Listing Courtesy of ERA American Real Estate</i></p>	Single Family	3/1	1,098 sq ft	11,249	1959	11/7/2016	-	-
 <p>2 FOR SALE • Active: 10/18/2016 MLS ID: 762780</p> <p>309 Washington Ave</p> <p>Effective year built by Code 2005. Okaloosa County Appraiser. Home totally renovated in 2005 with new Metal Roof, New Vinyl Siding, New Energy-efficient windows throughout, HVAC 2005, to include new kitchen cabinets and countertops as well as new appliances stainless stove, dishwasher, refrigerator microwave and sink with new faucet and disposal. 2 bathrooms, new Master and renovated 2nd hall bath, all with ceramic tile floors, fixtures, toilets, baths/showers, faucets, vanities and mirrors. Master bedroom added 2005 Large walk-in closet organizer. Inside Laundry room also added. Ceramic tile floors in baths, laundry room, kitchen and dining area and newly installed 2016 neutral carpeting in bedrooms. Laminate Flooring in other areas added in 2005. Park your Boat or RV. Move in Ready</p> <p><i>Listing Courtesy of Baywalk Real Estate Inc</i></p>	Single Family Detached	3/2	1,273 sq ft	11,999	2000	10/18/2016	\$174,900	\$137
 <p>3 FOR SALE LEASE • Active: 10/31/2016 MLS ID: 763548</p> <p>23 Trevor Dr</p> <p>Gorgeous townhome close to all bases. Downstairs master bedroom upgraded counter tops. Owner will consider a pet with \$255 non refundable pet fee. Available 12/9/16</p> <p><i>Listing Courtesy of Carriage Hills Realty Inc</i></p>	Townhouse	3/2	1,506 sq ft	1,306	2006	10/31/2016	-	-





New Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	   Active: 10/29/2016 MLS ID: 763396							
150 S John Sims Pkwy, #B	Apartment	2/1	750 sq ft	13,068	1954	10/29/2016	–	–
<p>Available for immediate move in. Upstairis unit with separate living area and kitchen/dining area. Central location to all your needs with easy access to Eglin AFB, schools and shopping. All utilities are tenant responsibly. No pets and no inside smoking allowed. Listing photos may be of similar unit.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Wilson Minger Agency</i></p>								






Price Changes: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 FOR SALE - Active: 10/18/2016 MLS ID: 762780								
 309 Washington Ave	Single Family Detached	3/2	1,273 sq ft	10/18/2016	\$179,500	\$174,900	11/1/2016	-2.56%
<p>Effective year built by Code 2005. Okaloosa County Appraiser. Home totally renovated in 2005 with new Metal Roof, New Vinyl Siding, New Energy-efficient windows throughout, HVAC 2005, to include new kitchen cabinets and countertops as well as new appliances stainless, stove, dishwasher, refrigerator microwave and sink with new faucet and disposal. 2 bathrooms, new Master and renovated 2nd hall bath, all with ceramic tile floors, fixtures, toilets, baths/showers, faucets, vanities and mirrors. Master bedroom added 2005 Large walk-in closet organizer. Inside Laundry room also added. Ceramic tile floors in baths, laundry room, kitchen and dining area and newly installed 2016 neutral carpeting in bedrooms. Laminate Flooring in other areas added in 2005. Park your Boat or RV. Move in Ready</p> <p><i>Listing Courtesy of Baywalk Real Estate Inc</i></p>								







Pending Listings: 3

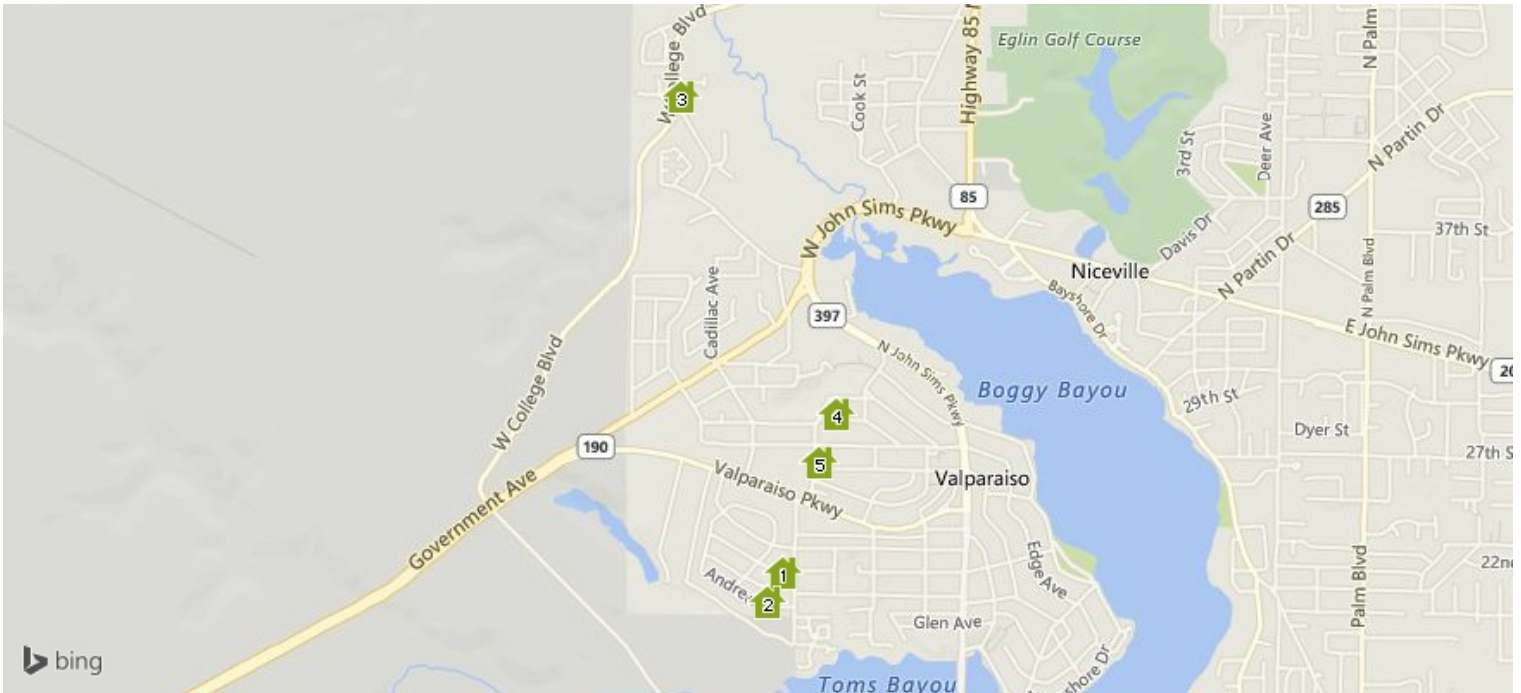
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING • Pending: 11/3/2016 MLS ID: 757905</p> <p>44 Hidden Cove Dr, #44</p> <p>Single Family</p> <p>3/3 1,413 sq ft</p> <p>7/28/2016 \$198,000 11/3/2016 \$140</p> <p>Live 5 minutes from Eglin Air Force Bases East gate. This waterfront complex has community room, pool, and boat docks (lease dock for a small monthly fee of \$30). An open and airy floor plan that is extremely attractive. This home has a view of the Bayou and backs up to the pool & clubhouse. It has been updated and enjoys a great kitchen with pantry, downstairs master suite, spacious loft and upstairs, the home is updated, freshly painted, and mostly new flooring. It is a great place to live and a fantastic rental property. Come see it today!! Go to facebook page at Hiddencovetownhomesassociation for more info on the community.</p> <p><i>Listing Courtesy of Carriage Hills Realty Inc</i></p>								
 <p>2 PENDING • Pending: 10/21/2016 MLS ID: 762940</p> <p>410 Escanaba Ave</p> <p>Single Family Detached</p> <p>3/2 1,495 sq ft</p> <p>11,325 10/20/2016 \$130,000 10/21/2016 \$87</p> <p>Well Maintained Home with newly updated bathrooms. Located on 1/4 acre with a fenced backyard. Just a short drive to military bases, top district schools & Emerald Coast beaches. Buyer to verify all measurements.</p> <p><i>Listing Courtesy of World Impact Real Estate</i></p>								
 <p>3 PENDING • Pending: 10/21/2016 MLS ID: 762538</p> <p>373 Lincoln Ave</p> <p>Single Family Detached</p> <p>3/2 1,092 sq ft</p> <p>11,325 10/13/2016 \$129,900 10/21/2016 \$119</p> <p>Charming, home in the heart of Valparaiso located right across the street from the community park with tennis and basketball courts and Children's playground. Also located within walking distance from the dog park! Eglin AFB and Hwy 85 are less than 5 minutes commute time. Owners have done some updating with fresh paint and new flooring throughout. There's an attached covered carport in the front of the home and a covered, back porch in the huge backyard, great for entertaining. This would make a great starter home and is move-in ready. Seller is ready to sell!! Tough to find a nicer home in this price range, so make an offer today! Measurements obtained from Okaloosa County tax records, Buyer to verify all measurements.</p> <p><i>Listing Courtesy of World Impact Real Estate</i></p>								








Expired Listings: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 RECENTLY EXPIRED • Expired, MLS Listing 749297, 3/25/2016 MLS ID: 749297								
 12 Hidden Cove Cir	Single Family	2/3	1,361 sq ft	1,306	1975	\$129,500	-	\$95
Wonderful upgraded townhome in waterfront community on Tom's Bayou. Unit upgrades include ceramic tile, laminate flooring upstairs, granite kitchen counters. New heat pump in 2011, new guest bedroom window with hurricane glass in 2012, and roof was replaced approximately 10 years ago. Downstairs living area is open and spacious. Master bedroom has large closet and master bath area. Hidden Cove has community pool, water access, and an exercise room. Boat slips are available for a fee. Located close to Eglin AFB, Duke Field, 7th Special Forces, Hurlburt Field and the most beautiful beaches along the Gulf Coast. Come see it today, you'll love this townhome.								
<i>Listing Courtesy of Coldwell Banker Residential Re</i>								
 RECENTLY EXPIRED • Expired, MLS Listing 747258, 2/26/2016 MLS ID: 747258								
 36 Hidden Cove Way	Single Family	3/3	1,648 sq ft	2,178	1975	\$215,000	-	\$130
Only minutes from Eglin East Gate. Updated end unit in Hidden Cove with the best views of Tom's Bayou in the community and NO FLOOD INSURANCE REQUIRED. Upgrades include new Marvin fiberglass windows and new doors throughout. Kitchen has granite countertops with tile backsplash. You even have your own little private patio to enjoy your view. Come enjoy all the features this waterfront community has to offer including a pool, clubhouse, and community dock for fishing and swimming. Boat slips are available for only \$30/month making this one of the areas most sought after areas.								
<i>Listing Courtesy of Century 21 Wilson Minger Agency</i>								





Recently Sold: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 11/10/2016, MLS Listing 760411, 8/29/2016 MLS ID: 760411</p> <p>118 Edward Cir</p> <p>Single Family Detached</p> <p>5/2 2,267 sq ft</p> <p>10,018 1961 11/10/2016 \$150,779 \$67</p> <p>This property is bank owned. It is sold in "as-is" condition without repairs or warranty. Buyer is responsible for verifying all information contained in this listing.</p> <p><i>Courtesy of Owners.com</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 11/4/2016, MLS Listing 759726, 8/27/2016 MLS ID: 759726</p> <p>392 Andrew Dr</p> <p>Single Family Detached</p> <p>3/2 1,289 sq ft</p> <p>10,454 1963 11/4/2016 \$120,000 \$93</p> <p>RELAX! Your daily search for the perfect home under 130K is over! 392 Andrew Drive is ready to go! This is a perfect brick home in a great Valparaiso neighborhood. 3 bedroom / 2 full bath with new carpet, laminate flooring, fresh paint, big kitchen, super clean and cute. No worries this home has copper wiring, we checked. There is unique space aka "Mud Room" on the back of the home that includes a utility area inside. The lot is incredible with beautiful trees, RV parking if you'd like and a FANTASTIC grape arbor out back that produces Muscadine grapes. HOME WARRANTY IS PROVIDED! At \$126,500, this home will not last long. Schedule your showing today!</p> <p><i>Courtesy of ERA American Real Estate</i></p>								
 <p>3 RECENTLY SOLD • Sold Date: 10/31/2016, MLS Listing 759343, 8/22/2016 MLS ID: 759343</p> <p>472 College Blvd</p> <p>Single Family Detached</p> <p>4/2 1,853 sq ft</p> <p>8,712 2014 10/31/2016 \$275,000 \$148</p> <p>Excellent condition, floor plan, and location. What a combination! Seller to contribute up to \$3,000 of buyer's closing costs. A lovely home from the start, with numerous seller improvements. Fenced backyard, irrigation system, screen porch, enhanced landscaping, travertine flooring in dining/kitchen, granite countertops, stainless steel appliances, stone back splash, tray ceilings, dark fixtures. Split floorplan, including a versatile 4th bedroom or office. Main living areas are open with 10 foot ceilings. Close proximity to Eglin AFB, Duke Field, 7th Group Special Forces, Twin Cities Hospital, Northwest FL College. The new Mid Bay Bridge Connector is close for an easy trip to Destin. In addition, Ft Walton and Shalimar are less than 15 minutes away.</p> <p><i>Courtesy of Select Properties of NWFL</i></p>								



Recently Sold: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	4 RECENTLY SOLD • Sold Date: 10/24/2016, MLS Listing 757673, 7/25/2016 MLS ID: 757673								
362 Illinois Ave	Single Family Detached	3/2	1,614 sq ft	13,503	1965	10/24/2016	\$167,000	\$103	
<p>Home warranty offered by Seller! This all Brick home features 3 bedrooms/ 2 bathrooms and 1614 sq ft! Great location beat the TRAFFIC with less than 6 minutes to Eglin AFB! As you enter into the living room notice the abundance of natural light coming in through the large picture windows! Solid hardwood flooring! The kitchen has a breakfast bar that seats 2-3. Stainless side by side w/ ice maker. Kitchen cabinets have been updated with a fresh coat of paint. Enjoy outdoor entertainment in this large fenced in backyard, perfect for the furry family members to roam around. All new 2.5" blinds throughout. Seller's have added new gutters, a new gas water heater, a new fence, new laminate flooring in dining room, new interior raised panel doors, and new trim and molding throughout the home!</p> <p><i>Courtesy of Keller Williams Realty FWB</i></p>									
	5 RECENTLY SOLD • Sold Date: 10/21/2016, MLS Listing 750434, 4/12/2016 MLS ID: 750434								
362 Chicago Ave	Single Family Detached	4/2	1,743 sq ft	11,325	1955	10/21/2016	\$144,100	\$83	
<p>SELLER PAYING TITLE INSURANCE & HOME WARRANTY!! Welcome! Take a look at this great 4bed/2bath home located in the heart of Valparaiso. With a split floor plan, this home provides convenient living space for any family. Super location, close to Eglin AFB. Home offers two spacious living areas, one with a fireplace and backyard access. Each additional bedroom is perfectly sized for any child's room, home office and/or craft room! Large fenced backyard with a 14 x 24 workshop outfitted with electricity. A lovely family home with lots to offer! Buyer to verify anything deemed important, including but not limited to sq/ft</p> <p><i>Courtesy of Carriage Hills Realty Inc</i></p>									