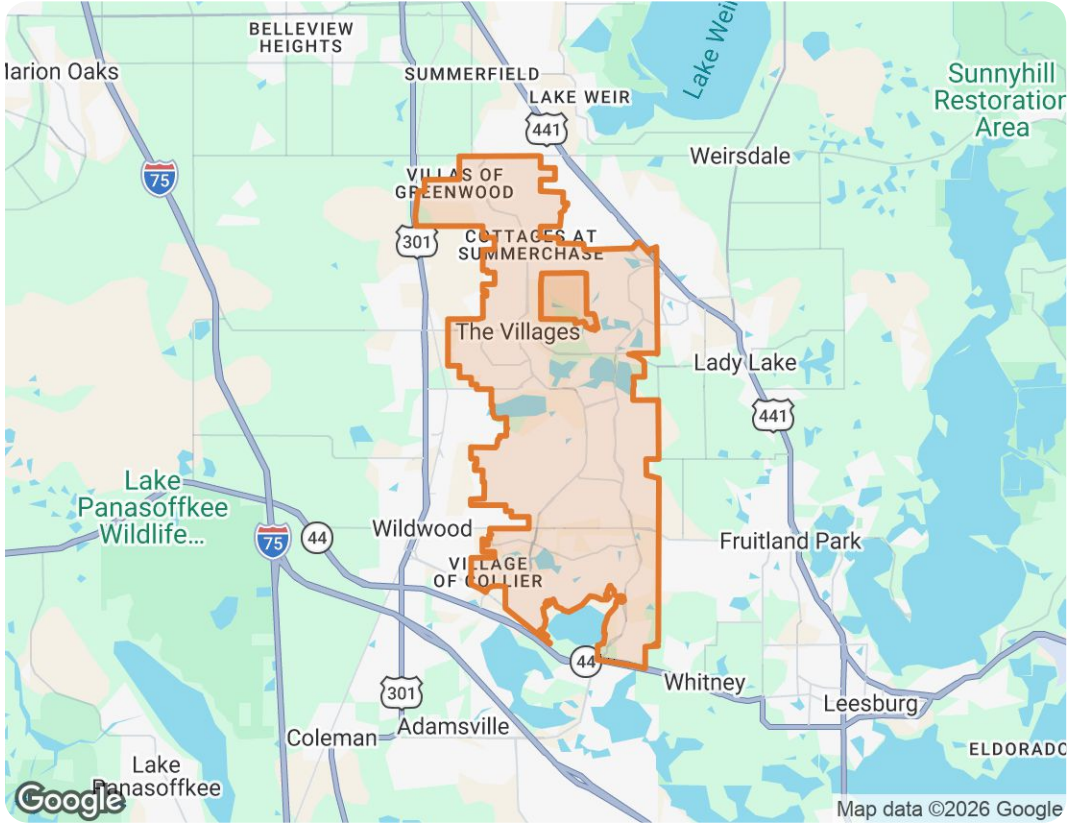


The Villages, Florida



M. "Kierestin" Trombino

REALTOR®

Florida Real Estate License #3652030

📞 Mobile 980-800-7507

✉ Kierestin.Realtor@gmail.com



Orlando

111 N. Orange Avenue, Suite 800

Orlando, FL 32801





WORTH CLARK
REALTY

WHO IS WORTH CLARK REALTY?

We're a true professional real estate brokerage, providing innovative, value-driven services to help people buy, sell, and lease residential properties.



OVERVIEW

At Worth Clark, we're dedicated to guiding you through the journey to homeownership. Our agents are committed to providing personalized assistance, ensuring you have everything you need to find the perfect home that fulfills your dreams.

BUYER REPRESENTATION

Personal MLS Portal • Real-Time MLS Alerts • Showings On-Demand
Happiness Guarantee • Industry References • Connect Home Services
Expert Pricing Analysis • Transaction Guidance • Contract Navigation
Comprehensive Experience • Stress-Free Closing Process

WHAT WE DO



Here's a simplified timeline of our process to help you find and buy your dream home!

Buying a home takes strategy, coordination, persistence, and attention to detail. Our job is to not only do what it takes to find you the best home possible but to help you navigate through the myriad of contract contingencies and requirements necessary to close on your dream home. With the help of our partner, Connect, we even assist you with getting all of your utilities set up! We help make the homebuying process easier and are here to support you through each hurdle.

01

Initial Consultation

02

Pre-Approval for Financing

03

Analysis and Planning

04

Property Search

05

Property Viewings

06

Preparation and Negotiation

07

Due Diligence

08

Final Walkthrough

09

Closing Preparation

10

Closing Day Assistance

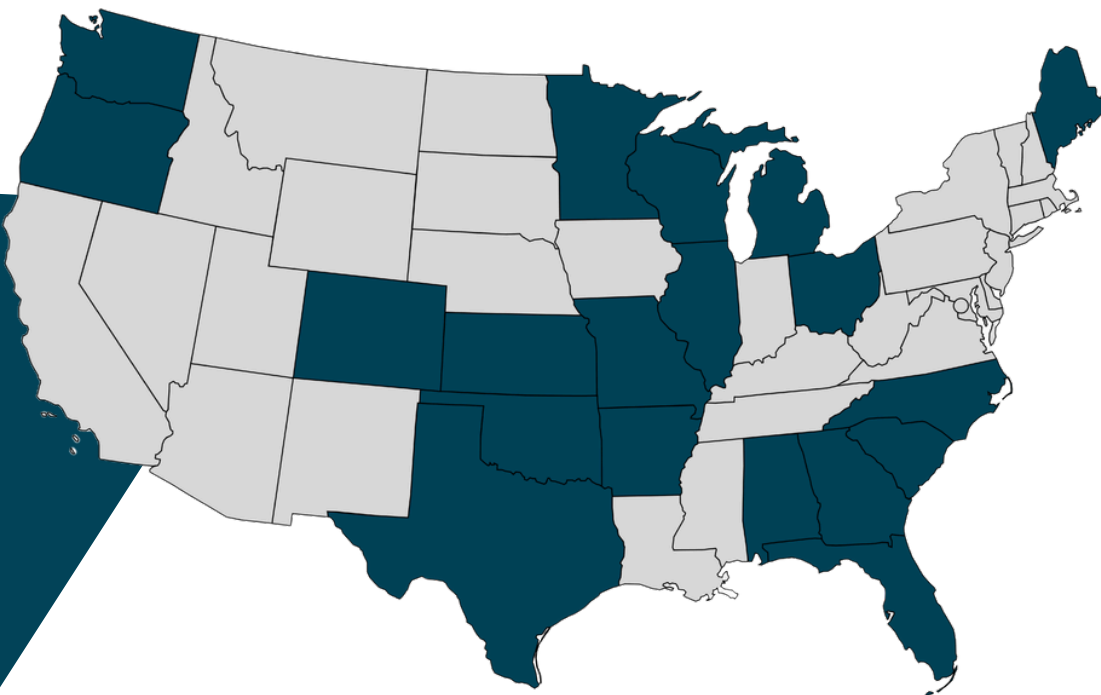


MOVE IN!



HIGHLIGHTS

- \$11 billion+ closed sales volume
- 45K+ closed sale transactions
- 1,100+ licensed real estate professionals
- Licensed in 19 states
- Top .05% of all real estate brokerages in U.S.



The WORTH CLARK ADVANTAGE



CUSTOMIZED COMMISSION

Every home, every client, and every situation is unique. Worth Clark agents have the option to offer customized commission structures and a la carte services.



HAPPINESS GUARANTEE

Contracts are necessary, but we don't believe in locking you into one. If you're not happy with our services for any reason, you can cancel. It's our commitment to customer service. There are no strings attached.



OUR COMMITMENT

At Worth Clark Realty, our commitment to helping home buyers on their path to homeownership is unwavering. From personalized guidance tailored to your unique needs to comprehensive support and value-driven services, we ensure that every step of your journey is smooth, successful, and cost-effective.

BUYER NEEDS ASSESSMENT



PERSONAL PREFERENCES

- Desired Location
- Property Type
- Size Requirements
- Style Preferences
- Amenities

ADDITIONAL REQUIREMENTS

- School Districts
- Commute and Transportation
- Future Plans
- Accessibility

BUDGET AND FINANCING

- Maximum Purchase Price
- Financing Options
- Financial Status
- Down Payment

PURCHASING TIMELINE

- When would you like to purchase a home?
- When would you like to move in?



Our goal is to serve as trusted advisors and advocates for our clients, leveraging our expertise, resources, and industry connections to help you achieve your home-buying goals with confidence and peace of mind.



PROPERTY SEARCH

RESOURCES

- Online listing platforms
- Multiple Listing Service (MLS)
- Professional network to identify properties
- Connect (No. 1 home services concierge)

VIEWINGS

- Schedules viewings of several properties
- Meet with you at different properties
- Point out the positives and negatives
- Answer any questions you may have



FINDING THE PERFECT HOME

Consultation



Narrow down your favorite home details

Search Far & Wide



Search many sites to find your dream home

Strategic Viewings



Show you homes that have most or all of your wishes

Pricing



All properties shown will be in your price range

Expert Advice



Give you our expert advice and tips

Location



Only present homes in your desired location

THE CLOSING



1. Review and Sign Purchase Agreement

Once you've found a property you want to buy, you'll work with us to draft and negotiate a purchase agreement with the seller. This agreement outlines the terms and conditions of the sale, including the purchase price, any contingencies, and the timeline for closing. Once both parties agree to the terms, you'll sign the purchase agreement.

2. Earnest Money Deposit

After signing the purchase agreement, you'll typically be required to provide an earnest money deposit, which is a sum of money that demonstrates your commitment to the purchase. This deposit is held in escrow until closing and is usually applied toward your down payment or closing costs.

3. Home Inspection

As the buyer, you'll have the opportunity to hire a home inspector to thoroughly examine the property for any issues or defects. The inspection report will help you identify any potential problems that may need to be addressed before closing or negotiated with the seller.

4. Final Walkthrough

Shortly before closing, you'll conduct a final walkthrough of the property to ensure that any agreed-upon repairs have been completed and that the property is in the same condition as when you made the offer.

5. Closing Meeting

On the scheduled closing date, you'll attend a closing meeting where you'll sign all of the necessary documents to finalize the purchase. This typically includes the mortgage documents, the deed, and various other legal and financial documents.

After these steps are completed, you'll receive the keys to your new home and MOVE IN!

HOW A BUYER'S AGENT GETS COMPENSATED



1

SELLER PAID COMMISSION

This occurs when the seller sets aside the buyer agent's fee through co-op compensation or a seller concession.

2

SELLER + BUYER PAID COMMISSION

This occurs when the seller sets aside a only portion of the buyer agent's fee, and the buyer pays their agent the remaining fee amount.

3

BUYER PAID COMMISSION

This occurs when the seller has not set aside compensation for a buyer agent's fee, so the buyer pays their agent the full fee.



WORTH CLARK
REALTY

ABOUT WORTH CLARK REALTY

We're a true professional real estate brokerage, providing innovative, value-driven services to help people buy, sell, and lease residential properties.



OUR SERVICES:



SELLER REPRESENTATION

- Thorough Selling Analysis
- Professional Photography
- Customized Commissions
- Happiness Guaranteed
- Extensive Marketing
- Persistent Salesmanship
- Constant Follow-Up
- Buyer Feedback



BUYER REPRESENTATION

- Real-Time MLS Alerts
- Personal MLS Portal
- Showings On-Demand
- Happiness Guaranteed
- Expert Pricing Analysis
- Transaction Guidance
- Contract Navigation
- Industry References
- Home Services Assistance



LANDLORD & TENANT REPRESENTATION

- Leasing Agreements
- Real-Time MLS Alerts
- Showings On-Demand
- Listing Analysis
- Tenant Screening
- Extensive Marketing

WHAT WE DO



Here's a simplified timeline of events to get your home from listed to sold!

Selling your home takes strategy, coordination, persistence, and attention to detail. Our job is to not only do what it takes to find you the best buyer possible but to help you navigate through the myriad of contract contingencies and requirements necessary to bring the sale to a close.

01

Analysis and Planning

02

Staging and Preparation

03

Marketing Game Plan

04

Open House(s)

05

Home Showings

06

Obtain Feedback

07

Solicit Offers

08

Contract Negotiation

09

Establish Escrow

10

Negotiate Inspections

11

Monitor and Meet Contingencies

12

[Seller's Protection Plan](#)

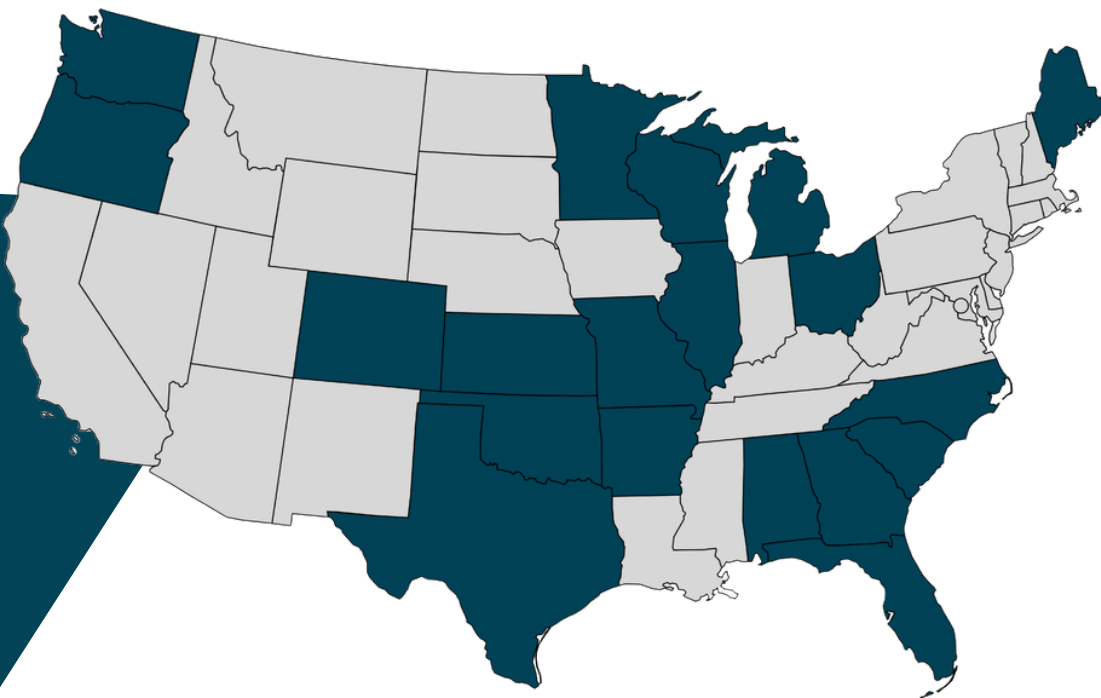


SOLD!



HIGHLIGHTS

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STRATEGIC SELLING



NETWORKING

Realtor® network, reverse prospecting, social media, and professional connections.



ONLINE

With your home listed on the MLS and thousands of websites, it'll receive the attention it needs for a sale.



SIGNAGE

Professional signage to alert drive-by traffic and potential buyers to your home.



WHAT ELSE

Anything unique about your market that may call for creative strategies.

FEEDBACK -> FOLLOW UP -> SALESMANSHIP

Here's the thing, marketing, for the most part, has become a level playing field among real estate agents. We all have access to the same essential tools and digital platforms. The online world has made marketing easy for agents. What counts is salesmanship.

Buyers will, without a doubt, find your home online. But we'll need to draw them into the house with great photos and a well-written description. Then after each showing, we ask for their feedback, follow up with them, and solicit an offer. We will pursue each qualified buyer. That's what sells homes for top dollar.



FEEDBACK

Asking for feedback on every showing to find likes and dislikes to take action as necessary.



FOLLOW UP

Follow up with everyone that shows interest and help remove roadblocks.



SALESMANSHIP

Use information gathered from feedback and follow up communication to solicit offers from potential buyers.

VARIABLES INVOLVED IN SELLING YOUR HOME

VARIABLES IN OUR CONTROL:

- Staging and Appearance
- Photography
- Online Presence
- Pricing
- Asking for Feedback
- Soliciting Offers

VARIABLES OUT OF OUR CONTROL:

- Buyer's Personal Preferences
- Location
- Surrounding Neighborhood Homes
- Municipal/ Governmental Requirements and Inspections
- Mortgage Interest Rates
- Various Market Conditions
- Buyer's Timelines and Contingencies

CAPITALIZE ON THE VARIABLES IN OUR CONTROL

Staging & Appearance



Make your home show ready.

Photography



First impressions are everything.

Online Presence



Your home on hundreds of websites.

Pricing



The biggest factor in selling your home.

Feedback



Asking for and evaluating feedback from buyers and agents.

Salesmanship



Soliciting offers and overcoming obstacles.

IMPACTS OF PRICING IT RIGHT FROM THE START



Days 3 through 10 often yield the most online views and home showings on a new listing. This is when all the active buyers notice that your home has just been listed. However, after this actively looking group has seen the property, showing activity decreases to only those buyers that are new to the market. So, it's absolutely critical to have your home properly priced and in the best condition possible during your first exposure to the market.



NEEDS ANALYSIS



Is there a specific reason you're selling?



Are there any special requests (no shoes on inside, no showings after 3 pm on Fridays, open house schedule, etc.)?



Is there anyone else that would be involved in this decision process (family member, business partner, etc)?



What is most important to you in this process?

- Sales Price
- Time to Sell
- Hiring the Right Agent

LET'S TALK ABOUT YOUR HOME

- What are the best features of your home?
- What if any are some unique features you won't find in nearby comparable homes?
- What are some recent updates and/or other upgrades since you've owned the property?
- What are some desirable aspects of your neighborhood?

NEXT STEPS

- Comparative Market Analysis.
- Complete Listing Paperwork and Disclosures.
- Establish Marketing Game Plan.
- Make Ready the Property for Sale.
- List Home in MLS.
- Get Sold!



HOW A BUYER'S AGENT GETS COMPENSATED

1

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This occurs when the seller sets aside the buyer agent's fee through co-op compensation or a seller concession.

2

SELLER + BUYER PAID COMMISSION

This occurs when the seller sets aside a only portion of the buyer agent's fee, and the buyer pays their agent the remaining fee amount.

3

BUYER PAID COMMISSION

This occurs when the seller has not set aside compensation for a buyer agent's fee, so the buyer pays their agent the full fee.

PROS AND CONS OF OFFERING CO-OP COMMISSION

PROS

- Offering a co-op commission makes a property accessible to the greatest number of buyers.
- Because a property where the seller is offering co-op commission is accessible to most buyers, the result is increased exposure to the market, which may mean that the property will receive an offer and go under contract more quickly.
- The buyer's agent will help the buyer stay on top of their dates and deadlines to ensure a smooth process from contract through closing. Without representation, the buyer may haphazardly navigate the home-buying process,

CONS

- The direct cost to the seller. However, this could be offset by a higher purchase price due to more competition from buyers.



The Villages, Florida

Market Trends

Market Trends for The Villages, Florida

Single Family + Condo/Townhouse/Apt.

February 2026

Market Type

**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>3.83</p> <p>↓ 1.54% MoM</p>	<p>Sold to List Price %</p> <p>97.1%</p> <p>↑ 0.25% MoM</p>	<p>Median Days in RPR</p> <p>34</p> <p>↓ 20.93% MoM</p>	<p>Median Sold Price</p> <p>\$362,500</p> <p>↑ 0.69% MoM</p>
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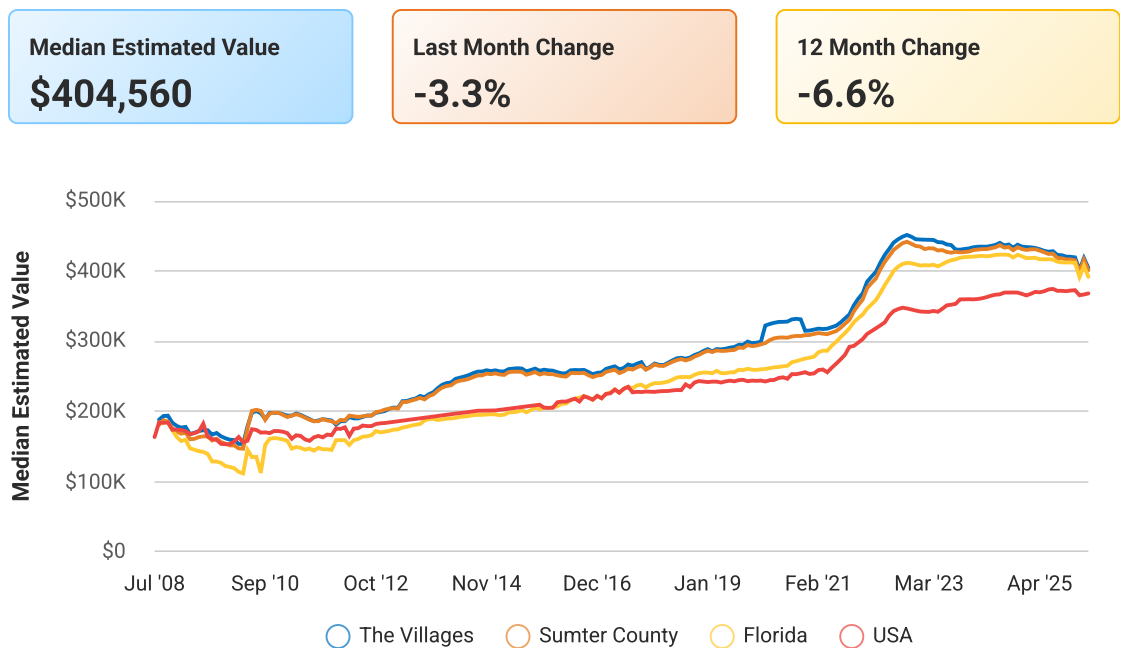
March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



The Villages, Florida

February 2026 New Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

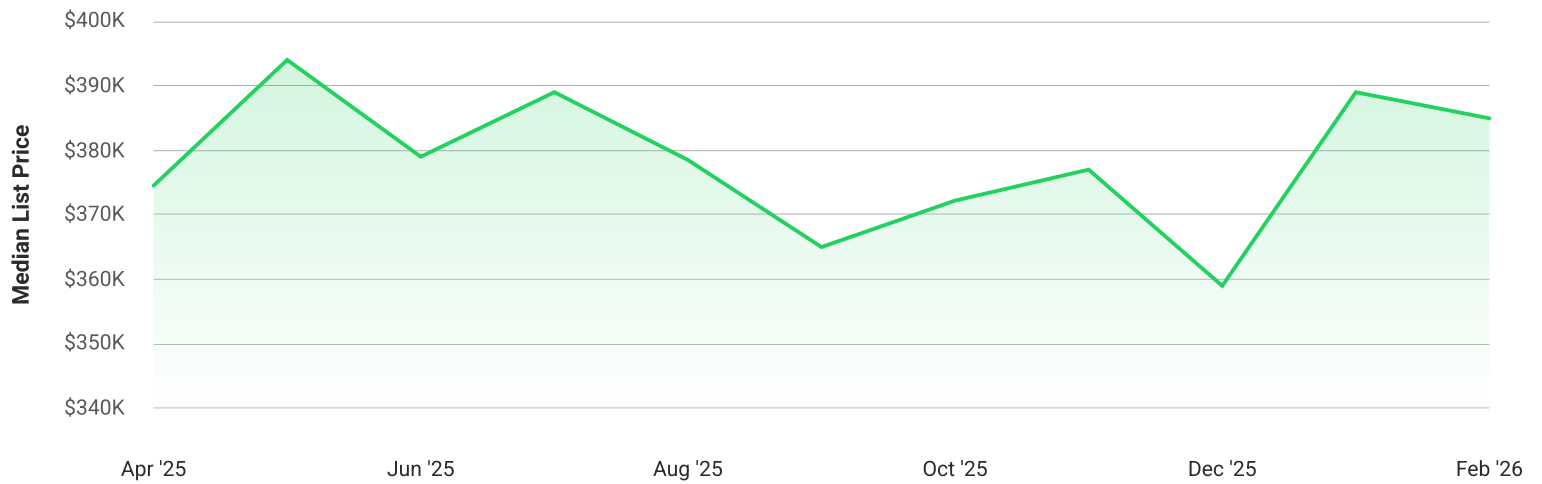
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

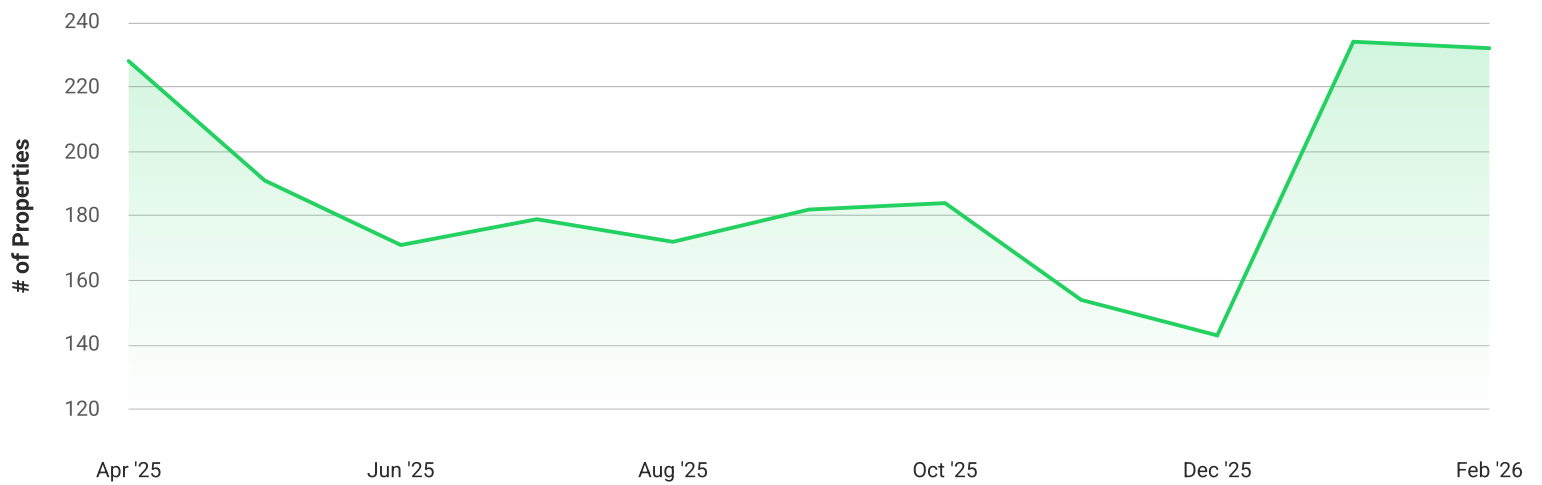
Median List Price - \$384,950

↓ 1% Month over Month



of Properties - 232

↓ 0.9% Month over Month



The Villages, Florida

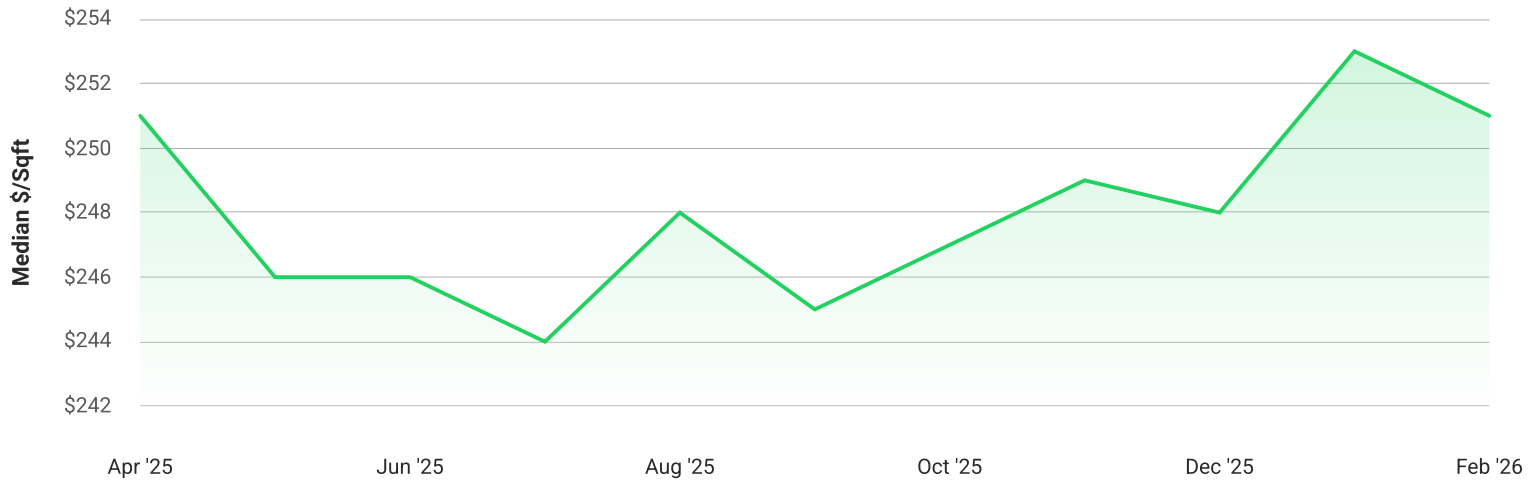
February 2026 New Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

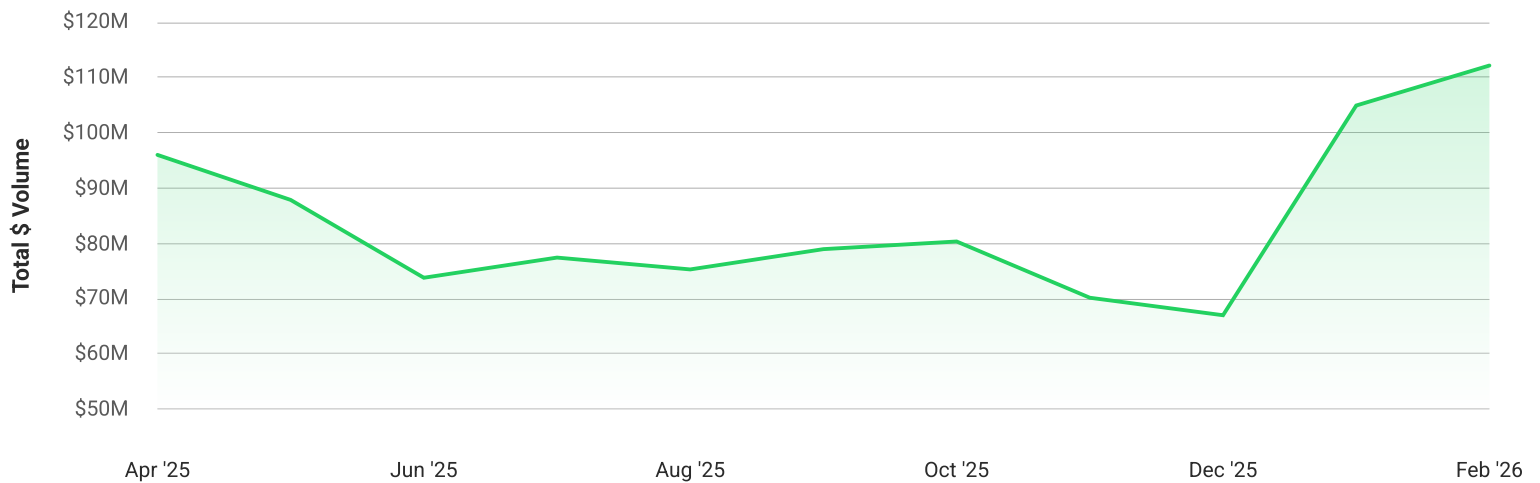
Median \$/Sqft - \$251

↓ 0.8% Month over Month



Total \$ Volume - \$112,164,762

↑ 6.9% Month over Month



The Villages, Florida

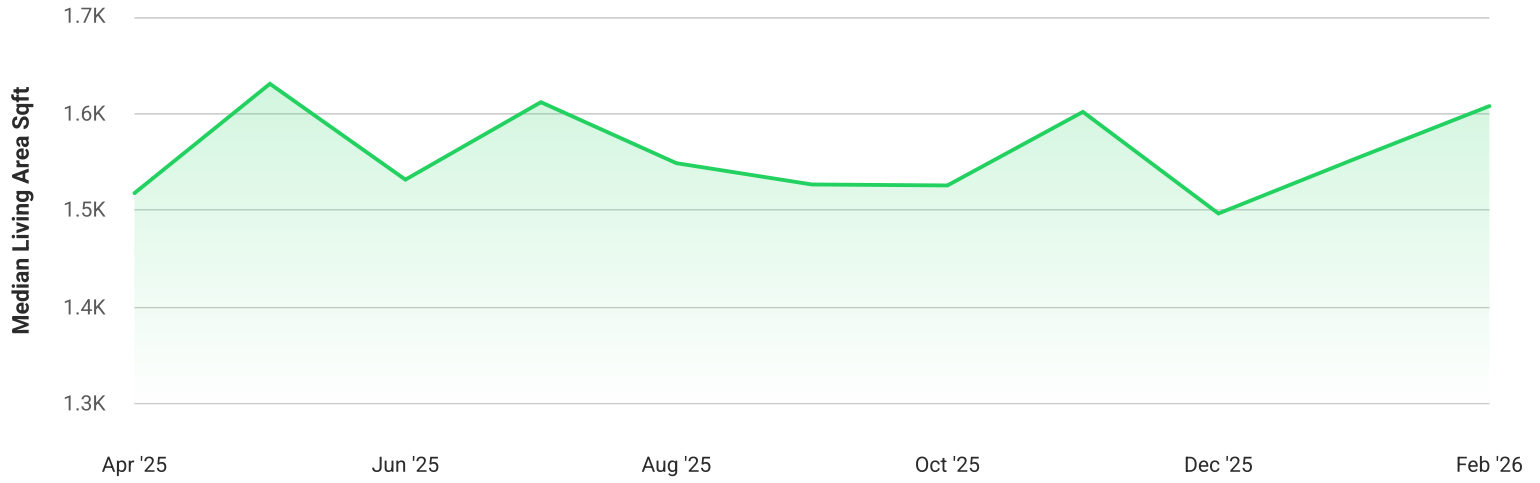
February 2026 New Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

Median Living Area Sqft - 1,608

↑ 3.5% Month over Month



The Villages, Florida

February 2026 Active Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

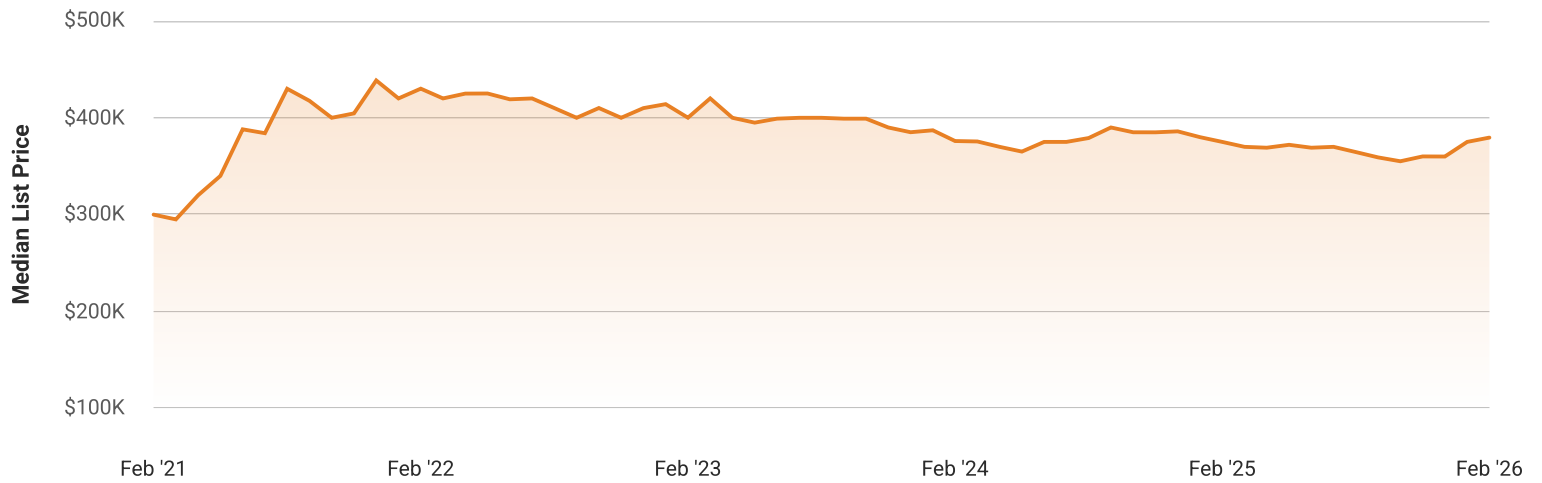
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$379,450

↑ 1.2% Month over Month



The Villages, Florida

February 2026 Sold Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

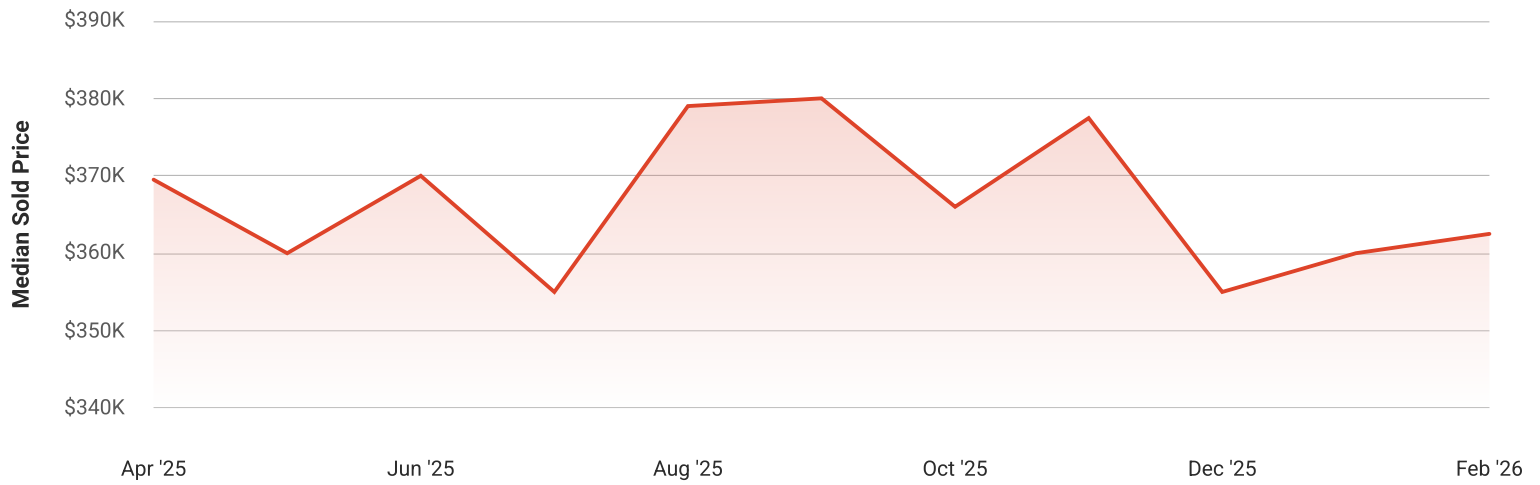
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

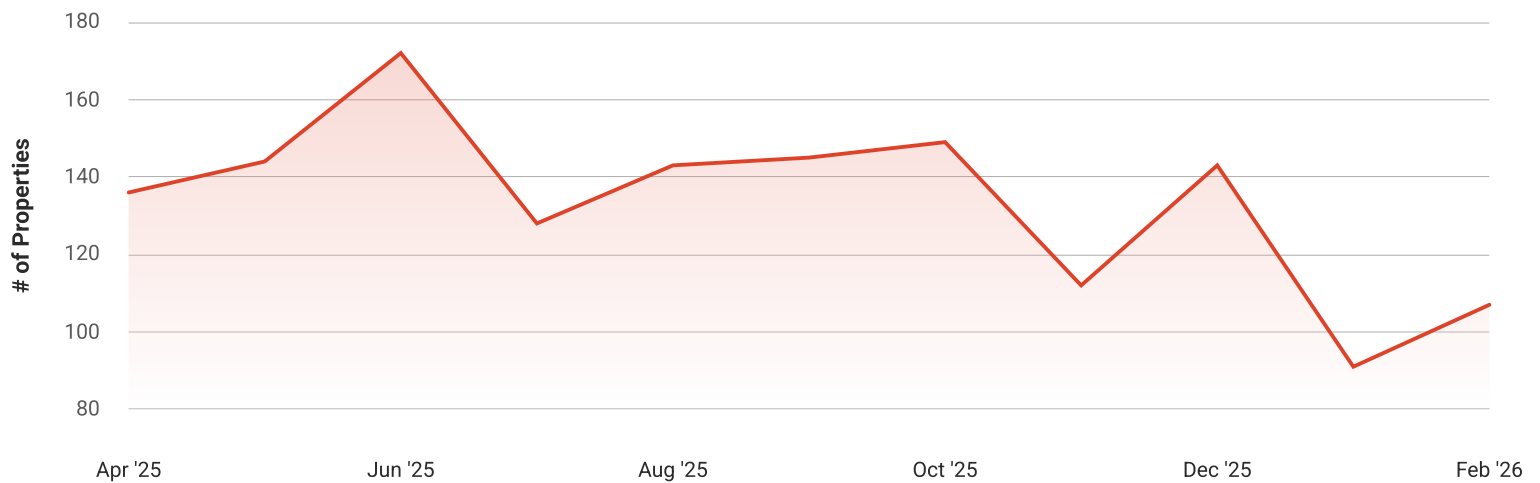
Median Sold Price - \$362,500

↑ 0.7% Month over Month



of Properties - 107

↑ 17.6% Month over Month



The Villages, Florida

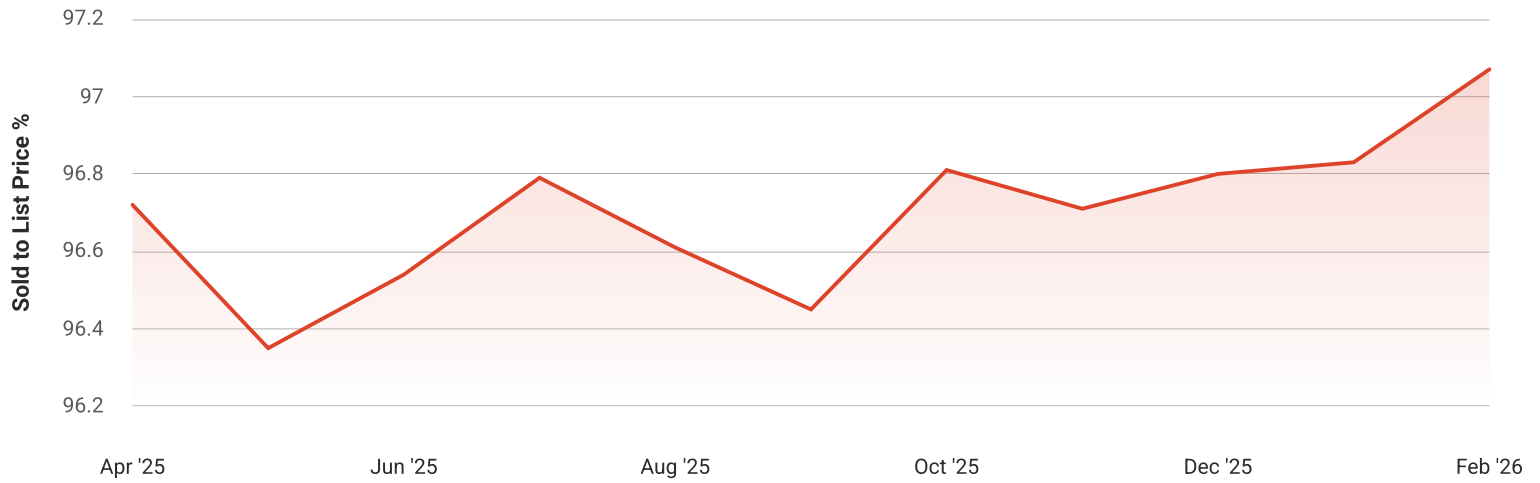
February 2026 Sold Listings

The Villages, Florida

Single Family + Condo/Townhouse/Apt.

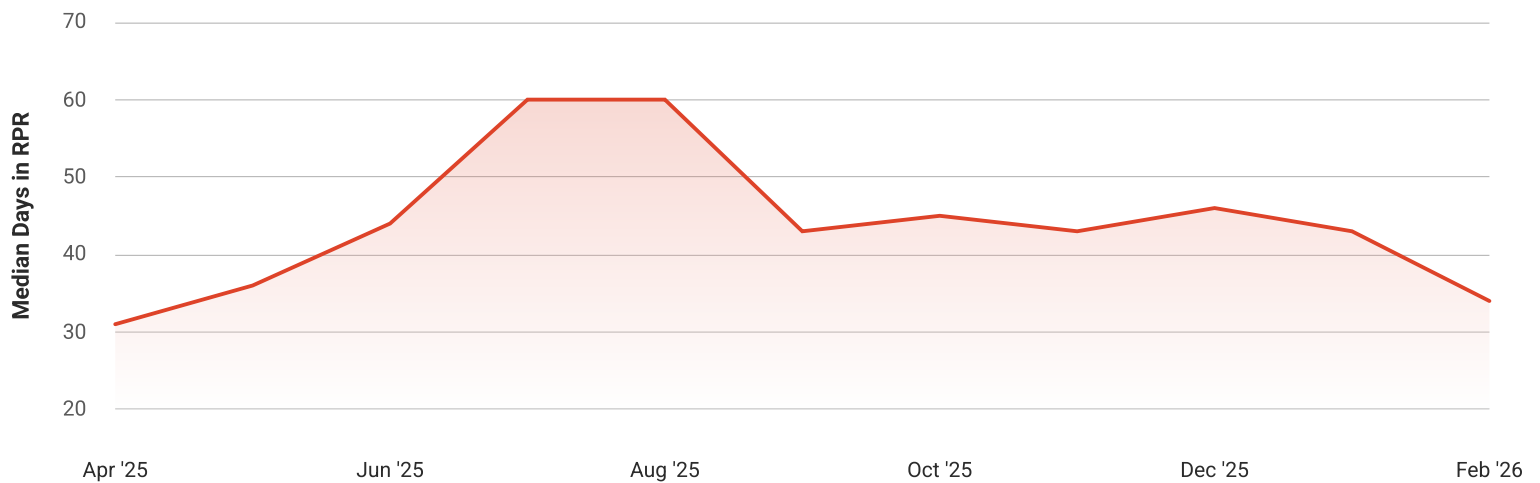
Avg. List to Sale Price % - 97.07%

↑ 0.2% Month over Month



Median Days in RPR - 34

↓ 20.9% Month over Month



The Villages, Florida

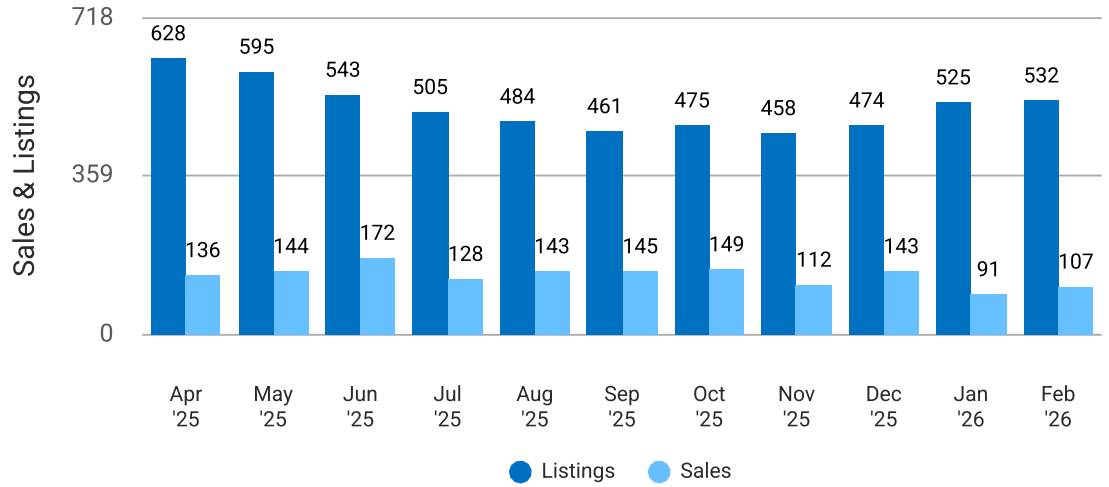
Total Sales and Active Listings in The Villages, Florida

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



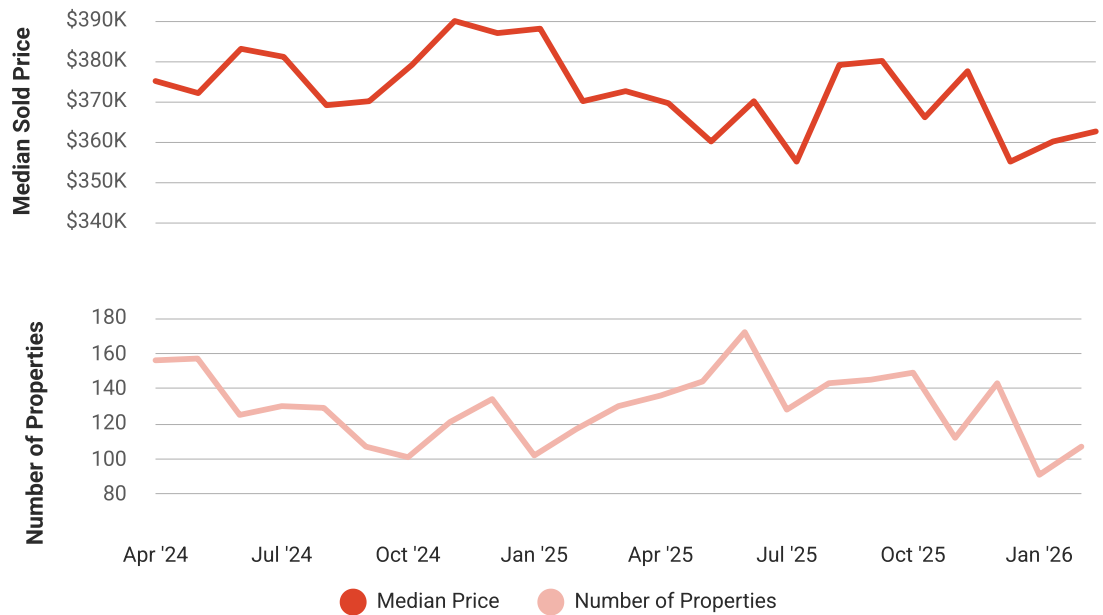
Median Sold Price vs Sold Listings in The Villages, Florida

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



The Villages, Florida

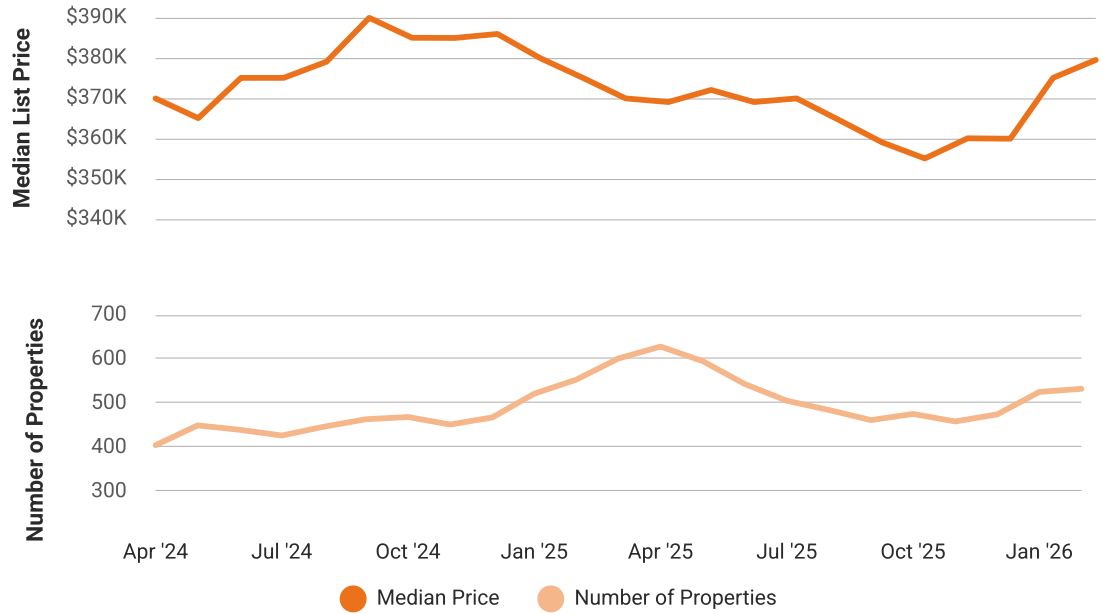
Median List Price vs Active Listings in The Villages, Florida

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value <small>Last Updated: 3/31/2026</small>	\$404,560	\$418,530 -3.34%	\$419,480 -3.56%	\$432,920 -6.55%	\$434,830 -6.96%	\$444,540 -8.99%
Median Sold Price <small>Last Updated: 2/28/2026</small>	\$362,500	\$360,000 +0.69%	\$377,450 -3.96%	\$370,000 -2.03%	\$385,000 -5.84%	\$370,000 -2.03%
Median List Price <small>Last Updated: 2/28/2026</small>	\$379,450	\$375,000 +1.19%	\$360,000 +5.4%	\$375,000 +1.19%	\$375,900 +0.94%	\$400,000 -5.14%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

The Villages, Florida

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

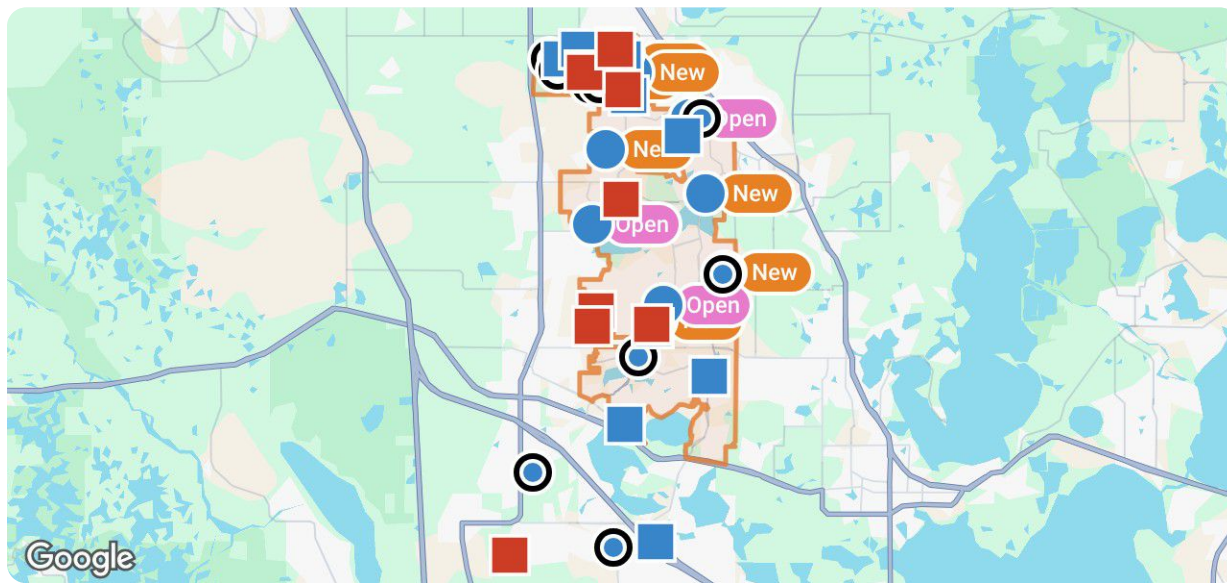
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$259,000	\$279,000	\$240,000	\$159,421
Median Listing Price / Est.Value	\$337,450	\$367,500	\$367,250	\$298,705
Highest Listing Price / Est.Value	\$440,000	\$749,999	\$775,000	\$427,920
Average Price / sqft	\$240	\$231	\$265	\$225
Median Price / sqft	\$240	\$232	\$259	\$225
Average Days in RPR	1	59	62	-
Median Days in RPR	1	29	32	-
Total Volume	\$3,323,549	\$4,156,799	\$4,434,500	\$3,004,711
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

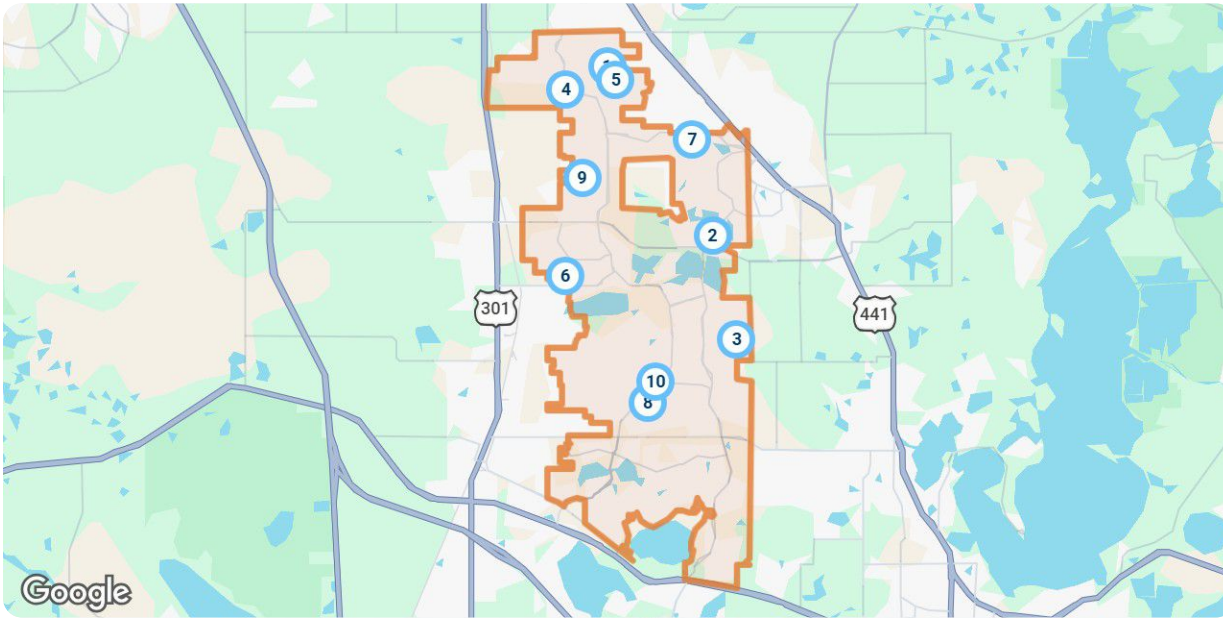


The Villages, Florida

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

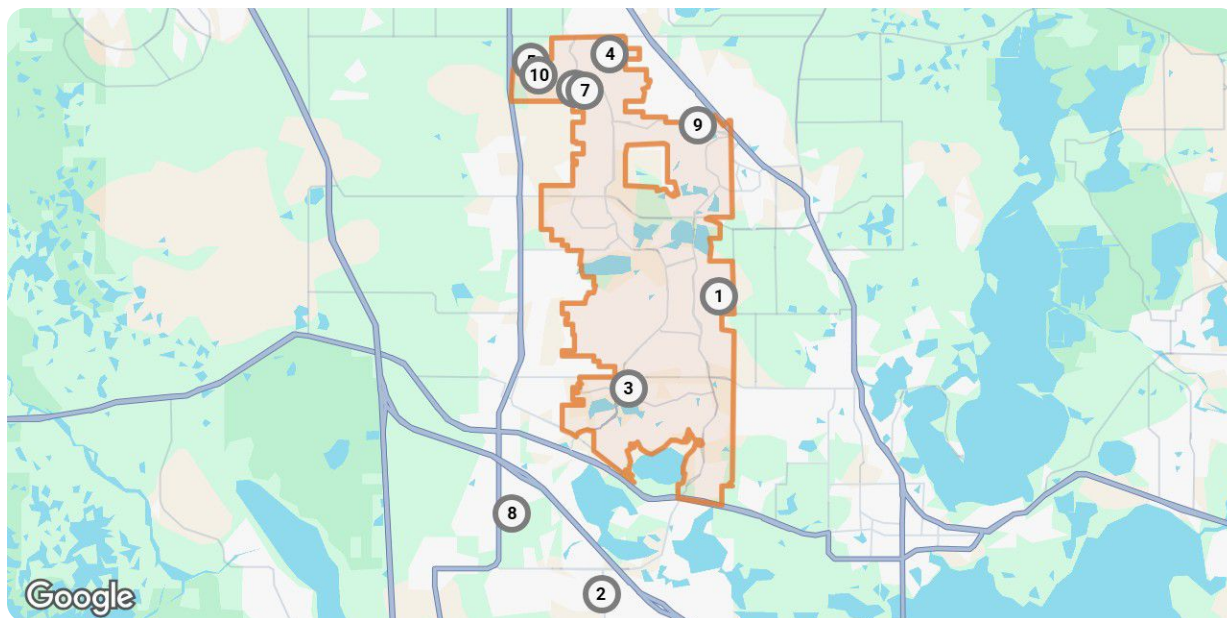
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>9172 SE 171st Drayton Pl The Villages, FL 32162 MLS ID: G5110361 ● Active / For Sale</p> <p><i>Listing Courtesy of SALLY LOVE REAL ESTATE</i></p>	Single Family	3/2	1,411	5,663 sqft	2002	4/2/2026 – days	\$350,000 \$248/sq ft
2	 <p>1712 Carrera Dr The Villages, FL 32159 MLS ID: G5110343 ● Active / For Sale</p> <p><i>Listing Courtesy of SALLY LOVE REAL ESTATE</i></p>	Single Family	3/2	1,440	7,200 sqft	1997	4/2/2026 – days	\$335,000 \$233/sq ft
3	 <p>403 Mcleod Ln The Villages, FL 32162 MLS ID: G5110444 ● Active / For Sale</p> <p><i>Listing Courtesy of WORTH CLARK REALTY</i></p>	Single Family	3/2	1,512	5,583 sqft	2006	4/2/2026 – days	\$387,000 \$256/sq ft
4	 <p>8288 SE 176th Lawson Loop The Villages, FL 32162 MLS ID: G5110175 ● Active / For Sale</p> <p><i>Listing Courtesy of FLORIDA FINE HOMES REALTY, LLC</i></p>	Single Family	3/2	1,512	6,534 sqft	2003	4/1/2026 1 day	\$339,900 \$225/sq ft
5	 <p>17431 SE 93rd Retford Ter The Villages, FL 32162 MLS ID: R4910963 ● Active / For Sale</p> <p><i>Listing Courtesy of BLACK TIE REAL ESTATE PROFESSIONALS, INC.</i></p>	Single Family	2/2	1,160	4,356 sqft	2001	4/1/2026 1 day	\$274,000 \$236/sq ft

The Villages, Florida

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	883 Aiken Ave The Villages, FL 32162 MLS ID: G5110310 ● Active / For Sale <i>Listing Courtesy of CENTURY 21 ALTON CLARK</i>	Single Family	2/2	1,142	5,400 sqft	2004	4/1/2026 1 day	\$299,999 \$263/sq ft
	1504 Avila Pl The Villages, FL 32159 MLS ID: OM721836 ● Active / For Sale <i>Listing Courtesy of SALLY LOVE REAL ESTATE</i>	Single Family	3/2	1,452	5,400 sqft	1998	4/1/2026 1 day	\$359,900 \$248/sq ft
	2376 Branchville Ter The Villages, FL 32162 MLS ID: G5110205 ● Active / For Sale <i>Listing Courtesy of RE/MAX PREMIER REALTY LADY LK</i>	Single Family	2/2	1,156	3,711 sqft	2007	4/1/2026 1 day	\$259,000 \$224/sq ft
	3283 Candlebrook St The Villages, FL 32162 MLS ID: OM721910 ● Active / For Sale <i>Listing Courtesy of KELLER WILLIAMS CORNERSTONE RE</i>	Single Family	2/2	1,142	5,400 sqft	2003	4/1/2026 1 day	\$278,750 \$244/sq ft
	1253 Greenville Way The Villages, FL 32162 MLS ID: G5109327 ● Active / For Sale <i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i>	Single Family	3/2	1,967	5,414 sqft	2005	4/1/2026 1 day	\$440,000 \$224/sq ft

Pending

Source: Listings



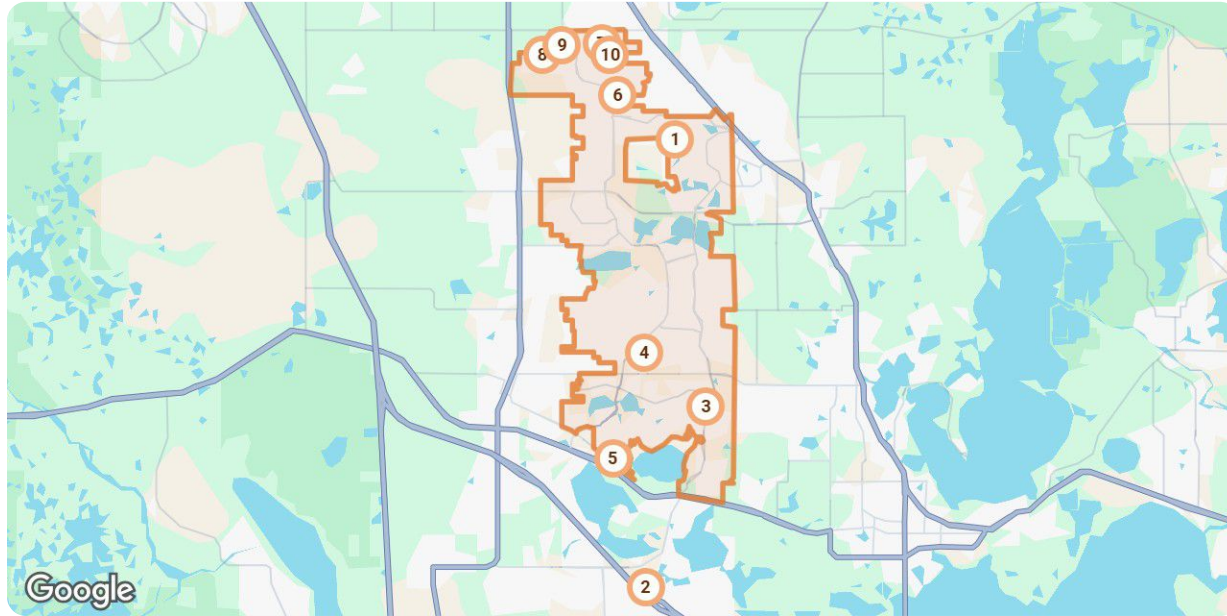
The Villages, Florida

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	<p>454 Bishopville Loop The Villages, FL 32162 MLS ID: OM719201 Pending / For Sale</p> <p><i>Listing Courtesy of LPT REALTY, LLC</i></p>	Single Family	3/2	1,488	5,757 sqft 2006	3/6/2026	\$349,000 \$235/sq ft	4/1/2026 26 days
2	<p>2098 Foust Pl The Villages, FL 32163 MLS ID: G5106259 Pending / For Sale</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	4/3	2,469	8,238 sqft 2018	1/15/2026	\$749,999 \$304/sq ft	4/1/2026 76 days
3	<p>2962 Stepping Stone Path The Villages, FL 32163 MLS ID: G5108908 Pending / For Sale</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	3/2	2,072	6,737 sqft 2013	3/3/2026	\$489,900 \$236/sq ft	4/1/2026 29 days
4	<p>9115 SE 170th Fontaine St The Villages, FL 32162 MLS ID: OM717351 Pending / For Sale</p> <p><i>Listing Courtesy of KELLER WILLIAMS CORNERSTONE RE</i></p>	Single Family	3/2	2,000	6,098 sqft 2002	1/29/2026	\$384,000 \$192/sq ft	3/31/2026 61 days
5	<p>7240 SE 172nd Legacy Ln The Villages, FL 32162 MLS ID: G5110283 Pending / For Sale</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	3/2	2,004	8,276 sqft 2003	3/31/2026	\$485,000 \$242/sq ft	3/31/2026 - days
6	<p>8294 SE 177th Winterthur Loop The Villages, FL 32162 MLS ID: G5103965 Pending / For Sale</p> <p><i>Listing Courtesy of WORTH CLARK REALTY</i></p>	Single Family	3/2	1,918	6,534 sqft 2003	11/1/2025	\$360,000 \$188/sq ft	3/31/2026 150 days
7	<p>17760 SE 85th Causton Ct The Villages, FL 32162 MLS ID: G5109824 Pending / For Sale</p> <p><i>Listing Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	3/2	1,539	8,712 sqft 2004	3/25/2026	\$375,000 \$244/sq ft	3/31/2026 6 days
8	<p>3377 Clara Ct The Villages, FL 32163 MLS ID: G5103048 Pending / For Sale</p> <p><i>Listing Courtesy of RE/MAX PREMIER REALTY</i></p>	Single Family	2/2	1,240	4,277 sqft 2022	10/8/2025	\$279,000 \$225/sq ft	3/31/2026 174 days
9	<p>1506 La Frontera Ct The Villages, FL 32159 MLS ID: OM721367 Pending / For Sale</p> <p><i>Listing Courtesy of ROBERTS REAL ESTATE INC</i></p>	Single Family	3/2	1,527	5,551 sqft 2001	3/25/2026	\$335,000 \$219/sq ft	3/31/2026 6 days
10	<p>17448 SE 74th Seabrook Ct The Villages, FL 32162 MLS ID: G5110021 Pending / For Sale</p> <p><i>Listing Courtesy of LPT REALTY, LLC</i></p>	Single Family	3/2	1,527	5,663 sqft 2003	3/26/2026	\$349,900 \$229/sq ft	3/30/2026 4 days

The Villages, Florida

Closed

Source: Public Records and Listings



Legend

● Closed

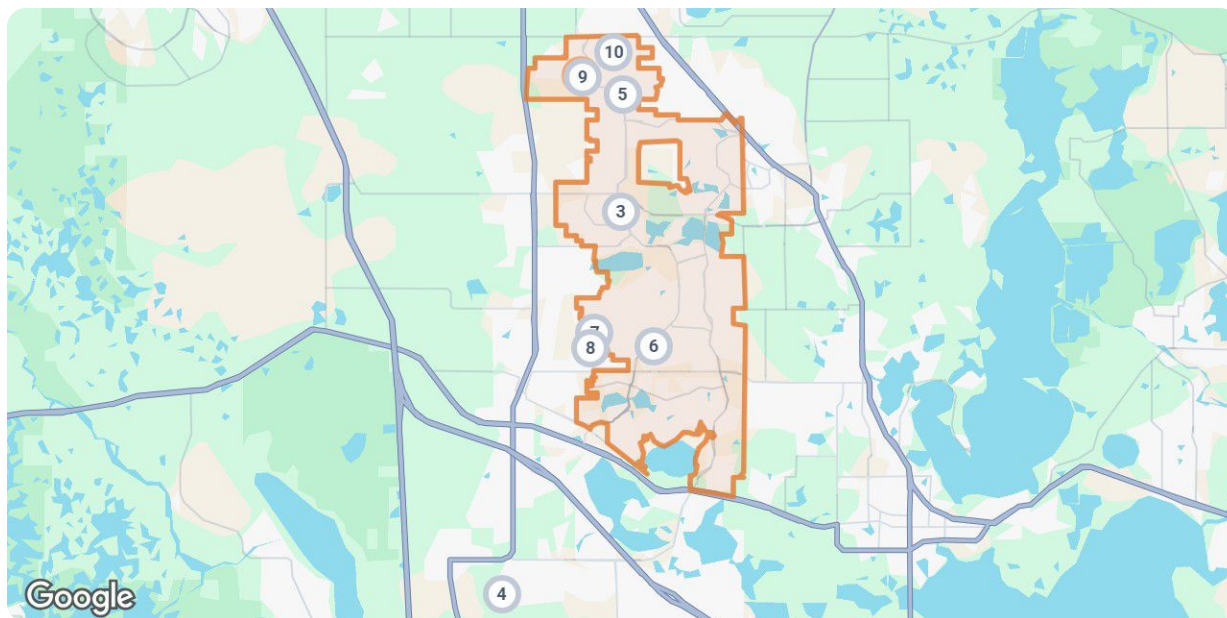
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>1216 Chaparral Dr The Villages, FL 32159 MLS ID: G5105413 Closed / For Sale <i>Courtesy of HOAD REALTY GROUP LLC</i></p>	Single Family	2/2	1,239	6,016 sqft 1997	4/1/2026 10 days	\$292,000 \$236/sq ft	↓ 5.65%
2	 <p>1483 Emma Pl The Villages, FL 32163 MLS ID: G5108465 Closed / For Sale <i>Courtesy of FLORIDA REALTY INVESTMENTS</i></p>	Single Family	2/2	1,280	3,520 sqft 2022	4/1/2026 10 days	\$357,500 \$279/sq ft	↓ 4.67%
3	 <p>3242 Evanside Ln The Villages, FL 32163 MLS ID: G5105386 Closed / For Sale <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	2/2	1,206	3,772 sqft 2012	4/1/2026 77 days	\$315,000 \$261/sq ft	↑ 0.03%
4	 <p>2507 Everwood Ct The Villages, FL 32162 MLS ID: G5105208 Closed / For Sale <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	2/2	1,188	4,059 sqft 2007	4/1/2026 71 days	\$305,000 \$257/sq ft	↓ 0.73%
5	 <p>3976 Ironwood Ln The Villages, FL 32163 MLS ID: G5108103 Closed / For Sale <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	3/2	1,935	8,328 sqft 2014	4/1/2026 6 days	\$710,000 \$367/sq ft	↓ 2.07%

The Villages, Florida

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 2903 Larranaga Dr The Villages, FL 32162 MLS ID: G5108188 Closed / For Sale <i>Courtesy of SALLY LOVE REAL ESTATE</i>	Single Family	3/2	2,449	0.72 acres 2000	4/1/2026 7 days	\$775,000 \$316/sq ft	↓ 2.52%
	 8907 SE 168th Tailfer St The Villages, FL 32162 MLS ID: G5107889 Closed / For Sale <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i>	Single Family	3/2	1,606	4,792 sqft 2003	3/31/2026 34 days	\$377,000 \$235/sq ft	↓ 3.31%
	 17086 SE 75th Wickson Ct The Villages, FL 32162 MLS ID: G5103159 Closed / For Sale <i>Courtesy of MORRIS REALTY AND INVESTMENTS</i>	Single Family	2/2	1,150	3,920 sqft 2003	3/31/2026 133 days	\$240,000 \$209/sq ft	↓ 3.96%
	 16950 SE 80th Bellavista Cir The Villages, FL 32162 MLS ID: O6318915 Closed / For Sale <i>Courtesy of CENTURY 21 CARIOTI</i>	Single Family	3/2	2,687	6,970 sqft 2004	3/31/2026 243 days	\$508,000 \$189/sq ft	↓ 2.12%
	 17070 SE 91st Lee Ave The Villages, FL 32162 MLS ID: OM716568 Closed / For Sale <i>Courtesy of SALLY LOVE REAL ESTATE</i>	Single Family	3/2	1,850	7,841 sqft 2001	3/31/2026 29 days	\$555,000 \$300/sq ft	↓ 5.77%

Distressed




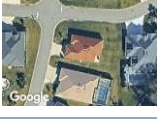




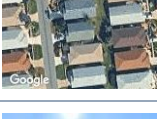

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

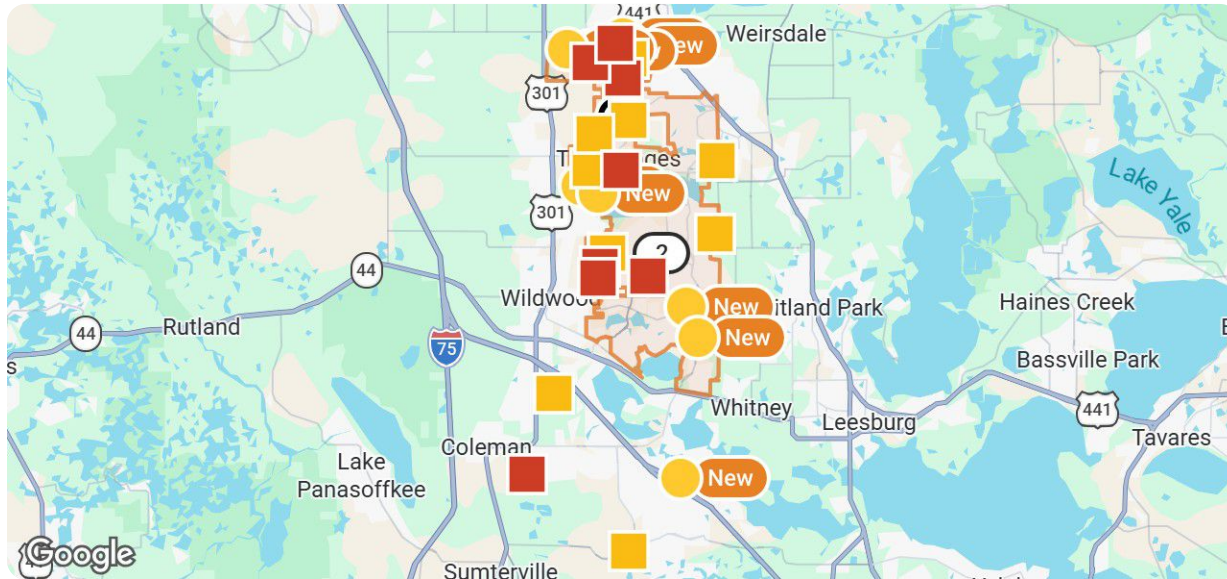
The Villages, Florida

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>17412 SE 81st Newberry Ct The Villages, FL 32162 Closed / Public Record</p>	Single Family	1/1	955	3,485 sqft 2002	- - days	- \$208/sq ft	1/22/2026 Sold Date: 1/15/2026
2	 <p>17885 SE 91st Freedom Ct The Villages, FL 32162 Off Market / Public Record</p>	Single Family	2/2	1,285	4,356 sqft 2001	- - days	- \$177/sq ft	2/12/2026 Notice of Foreclosure Sale
3	 <p>493 Good Hope Way The Villages, FL 32162 Off Market / Public Record</p>	Single Family	-/-	1,196	5,040 sqft 2004	- - days	- \$258/sq ft	1/27/2026 Notice of Lis Pendens
4	 <p>5951 Pheil Path The Villages, FL 32163 Off Market / Public Record</p>	Single Family	-/-	1,441	9,046 sqft 2022	- - days	- \$297/sq ft	2/24/2026 Notice of Lis Pendens
5	 <p>17890 SE 91st Freedom Ct The Villages, FL 32162 Off Market / Public Record</p>	Single Family	2/2	1,158	4,356 sqft 2001	- - days	- \$228/sq ft	1/26/2026 Notice of Lis Pendens
6	 <p>1563 Hollyberry Pl The Villages, FL 32162 Off Market / Public Record</p>	Single Family	-/-	1,527	7,083 sqft 2007	- - days	- \$214/sq ft	2/5/2026 Notice of Lis Pendens
7	 <p>2499 Bachman Path The Villages, FL 32162 Off Market / Public Record</p>	Single Family	-/-	1,511	9,486 sqft 2011	- - days	- \$257/sq ft	1/14/2026 Notice of Lis Pendens
8	 <p>2440 Kate Hill St The Villages, FL 32162 Off Market / Public Record</p>	Single Family	-/-	1,821	9,583 sqft 2011	- - days	- \$234/sq ft	1/5/2026 Notice of Lis Pendens
9	 <p>17449 SE 81st Newberry Ct The Villages, FL 32162 Off Market / Public Record</p>	Single Family	1/1	837	3,485 sqft 2002	- - days	- \$223/sq ft	2/26/2026 Notice of Foreclosure Sale
10	 <p>8932 SE 168th Sedgwick Pl The Villages, FL 32162 Off Market / Public Record</p>	Single Family	2/2	1,483	4,356 sqft 2002	- - days	- \$195/sq ft	1/29/2026 Notice of Foreclosure Sale

The Villages, Florida

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

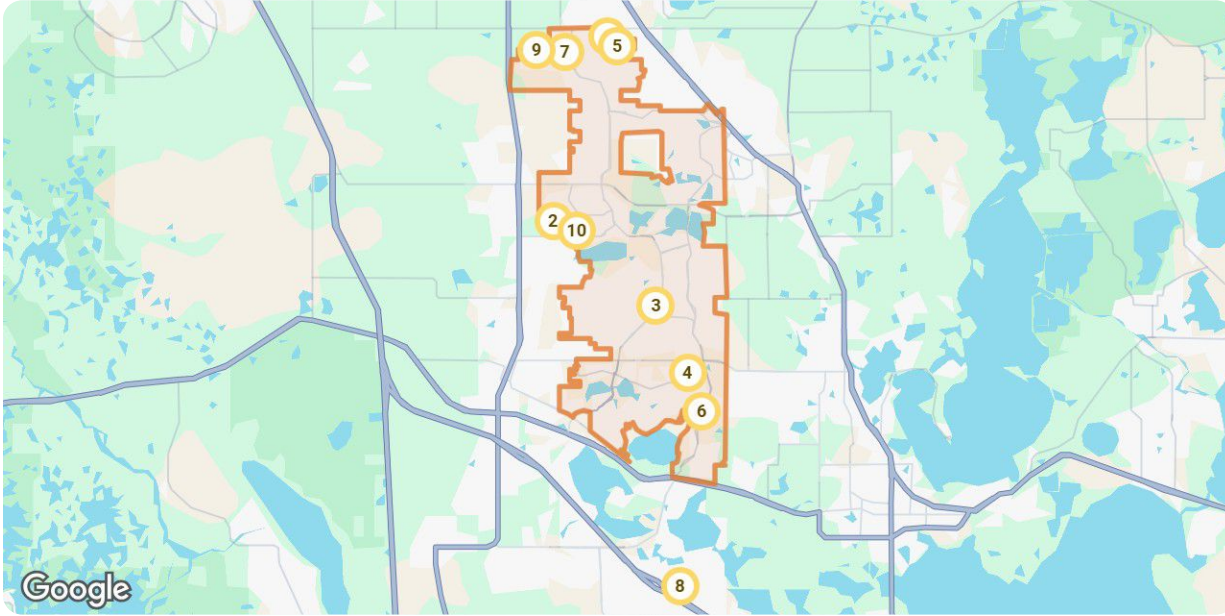
	New	Pending	Closed	Distressed
Number of Properties	10	1	10	10
Lowest Listing Price / Est.Value	\$1,650	\$2,490	\$1,775	\$159,421
Median Listing Price / Est.Value	\$2,125	\$2,490	\$2,038	\$298,705
Highest Listing Price / Est.Value	\$3,400	\$2,490	\$2,500	\$427,920
Average Price / sqft	\$2	\$1	\$2	\$225
Median Price / sqft	\$2	\$1	\$2	\$225
Average Days in RPR	6	70	74	-
Median Days in RPR	4	70	37	-
Total Volume	\$22,450	\$2,490	\$20,625	\$3,004,711
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

The Villages, Florida

Market Activity Breakdown





New

Source: Listings






Legend

● Active For Lease

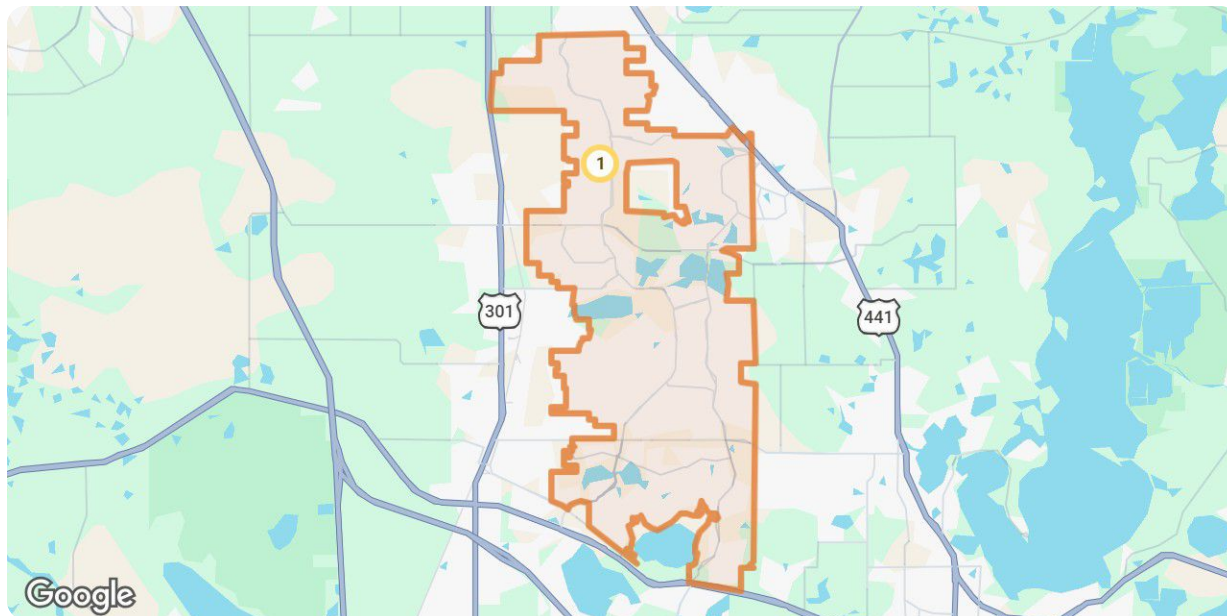
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>9191 SE 166th Sprung Ln The Villages, FL 32162 MLS ID: OM721967 ● Active / For Lease <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Condo/Townhouse/Apt.	2/2	1,152	4,356 sqft	2016	4/1/2026 1 day	\$2,250 mo. \$2/sq ft
2	 <p>2744 Collington Dr The Villages, FL 32162 MLS ID: OM721960 ● Active / For Lease <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	2/2	1,156	3,907 sqft	2004	4/1/2026 1 day	\$1,850 mo. \$2/sq ft
3	 <p>2014 Johnson Ct The Villages, FL 32162 MLS ID: G5110407 ● Active / For Lease <i>Courtesy of LPT REALTY, LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,156	3,649 sqft	2005	4/1/2026 1 day	\$2,100 mo. \$2/sq ft
4	 <p>798 Journey Ln The Villages, FL 32163 MLS ID: OM721946 ● Active / For Lease <i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i></p>	Single Family	3/2	1,551	7,789 sqft	2011	4/1/2026 1 day	\$2,300 mo. \$1/sq ft
5	 <p>16962 SE 94th Sunnybrook Cir The Villages, FL 32162 MLS ID: G5110373 ● Active / For Lease <i>Courtesy of WORTH CLARK REALTY</i></p>	Single Family	2/2	1,160	3,485 sqft	2002	3/31/2026 2 days	\$2,000 mo. \$2/sq ft

The Villages, Florida

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>3556 Mistletoe Ct The Villages, FL 32163 MLS ID: G5110032 ● Active / For Lease</p> <p><i>Courtesy of BASSETT PREMIER REALTY INC</i></p>	Single Family	3/2	1,913	8,749 sqft	2015	3/27/2026 6 days	\$3,400 mo. \$2/sq ft
7	 <p>8063 SE 171st Mcalpin St The Villages, FL 32162 MLS ID: G5109965 ● Active / For Lease</p> <p><i>Courtesy of GUNN PROPERTY SERVICES, LLC</i></p>	Single Family	3/2	1,485	6,098 sqft	2003	3/22/2026 11 days	\$2,100 mo. \$1/sq ft
8	 <p>858 Bowden Rd The Villages, FL 32163 MLS ID: G5109964 ● Active / For Lease</p> <p><i>Courtesy of GUNN PROPERTY SERVICES, LLC</i></p>	Single Family	3/2	1,516	5,532 sqft	2021	3/22/2026 11 days	\$2,150 mo. \$1/sq ft
9	 <p>17037 SE 76th Creekside Cir The Villages, FL 32162 MLS ID: OM721227 ● Active / For Lease</p> <p><i>Courtesy of RE/MAX PREMIER REALTY</i></p>	Single Family	3/2	2,136	0.26 acres	2003	3/20/2026 13 days	\$2,650 mo. \$1/sq ft
10	 <p>2419 Southern Oak St The Villages, FL 32162 MLS ID: OM721230 ● Active / For Lease</p> <p><i>Courtesy of RE/MAX PREMIER REALTY</i></p>	Single Family	1/1	991	3,520 sqft	2005	3/20/2026 13 days	\$1,650 mo. \$2/sq ft

Pending

Source: Listings



Legend

● Active For Lease



The Villages, Florida

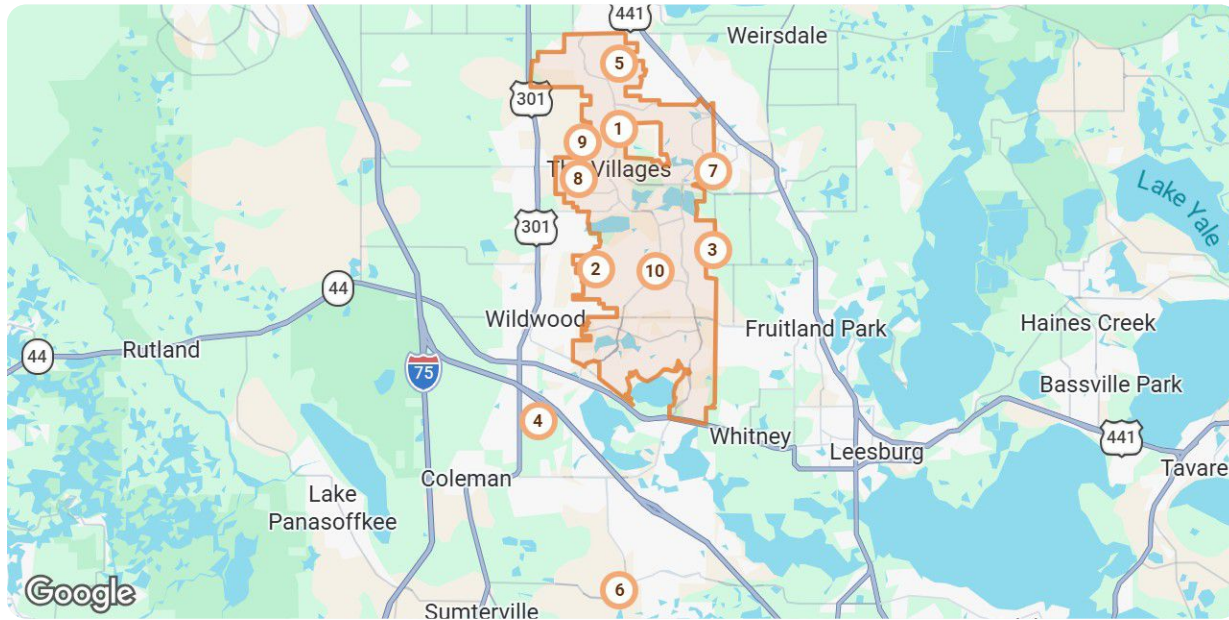
Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
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1	<p>3088 Berwyn Way The Villages, FL 32162 MLS ID: 06375017 Pending / For Lease</p>	Single Family	3/2	2,088	6,666 sqft 2000	1/19/2026	\$2,490 mo. \$1/sq ft	3/30/2026 70 days
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Courtesy of CANI PROPERTY MANAGEMENT

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
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1	<p>1116 San Bernardo Rd The Villages, FL 32162 MLS ID: G5109642 Closed / For Lease</p>	Single Family	2/2	1,102	4,042 sqft 1999	4/1/2026 16 days	- \$2/sq ft	-
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Courtesy of ERA GRIZZARD REAL ESTATE

2	<p>2276 Fringe Tree Trl The Villages, FL 32162 MLS ID: G5105924 Closed / For Lease</p>	Single Family	3/2	1,965	7,060 sqft 2011	3/30/2026 92 days	- \$1/sq ft	-
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Courtesy of GUNN PROPERTY SERVICES, LLC

3	<p>297 Emmalee Pl The Villages, FL 32162 MLS ID: G5108988 Closed / For Lease</p>	Condo/Townhouse/Apt.	2/2	1,156	4,040 sqft 2006	3/26/2026 24 days	- \$2/sq ft	-
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Courtesy of ERA GRIZZARD REAL ESTATE

4	<p>3263 Sherfinski Ave The Villages, FL 32163 MLS ID: G5108228 Closed / For Lease</p>	Condo/Townhouse/Apt.	2/2	1,266	3,560 sqft 2022	3/24/2026 27 days	- \$2/sq ft	-
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Courtesy of FONTANA REALTY INC.



The Villages, Florida

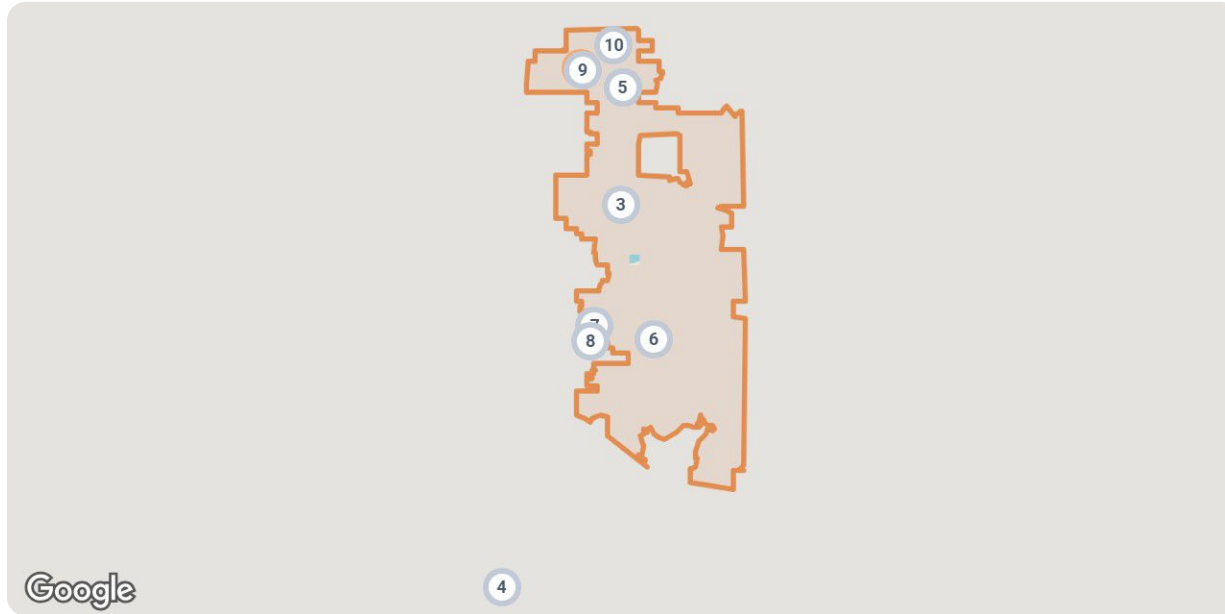
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
5	<p>9324 SE 173rd Hyacinth St The Villages, FL 32162 MLS ID: G5106839 Closed / For Lease</p>	Single Family	2/2	1,168	3,485 sqft 2001	3/16/2026 59 days	- \$2/sq ft	-	
<i>Courtesy of GUNN PROPERTY SERVICES, LLC</i>									
6	<p>1818 Cole Pl The Villages, FL 34762 MLS ID: OM710268 Closed / For Lease</p>	Condo/Townhouse/Apt.	2/2	1,310	3,520 sqft 2024	3/11/2026 140 days	- \$2/sq ft	-	
<i>Courtesy of REALTY EXECUTIVES IN THE VILLAGES</i>									
7	<p>404 Amaya Ave The Villages, FL 32159 MLS ID: OM700381 Closed / For Lease</p>	Single Family	2/2	1,214	4,257 sqft 1993	3/2/2026 308 days	- \$2/sq ft	-	
<i>Courtesy of WEICHERT REALTORS HALLMARK PROPERTIES</i>									
8	<p>2566 Hialeah Ave The Villages, FL 32162 MLS ID: G5106544 Closed / For Lease</p>	Condo/Townhouse/Apt.	2/2	1,188	6,046 sqft 2003	3/1/2026 47 days	- \$2/sq ft	-	
<i>Courtesy of SELLSTATE SUPERIOR REALTY</i>									
9	<p>3564 Idlewood Loop The Villages, FL 32162 MLS ID: G5107047 Closed / For Lease</p>	Single Family	3/2	1,392	6,000 sqft 2004	3/1/2026 24 days	- \$1/sq ft	-	
<i>Courtesy of WORTH CLARK REALTY</i>									
10	<p>2014 Johnson Ct The Villages, FL 32162 MLS ID: G5107938 Closed / For Lease</p>	Condo/Townhouse/Apt.	2/2	1,156	3,649 sqft 2005	2/28/2026 7 days	- \$2/sq ft	-	
<i>Courtesy of LPT REALTY, LLC</i>									



The Villages, Florida


Distressed

Source: Public Records and Listings





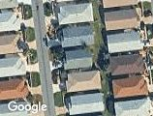



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>17412 SE 81st Newberry Ct The Villages, FL 32162 ■ Closed / Public Record</p>	Single Family	1/1	955	3,485 sqft 2002	- - days	- \$208/sq ft	1/22/2026 Sold Date: 1/15/2026
2	 <p>17885 SE 91st Freedom Ct The Villages, FL 32162 ■ Off Market / Public Record</p>	Single Family	2/2	1,285	4,356 sqft 2001	- - days	- \$177/sq ft	2/12/2026 Notice of Foreclosure Sale
3	 <p>493 Good Hope Way The Villages, FL 32162 ■ Off Market / Public Record</p>	Single Family	-/-	1,196	5,040 sqft 2004	- - days	- \$258/sq ft	1/27/2026 Notice of Lis Pendens
4	 <p>5951 Pheil Path The Villages, FL 32163 ■ Off Market / Public Record</p>	Single Family	-/-	1,441	9,046 sqft 2022	- - days	- \$297/sq ft	2/24/2026 Notice of Lis Pendens
5	 <p>17890 SE 91st Freedom Ct The Villages, FL 32162 ■ Off Market / Public Record</p>	Single Family	2/2	1,158	4,356 sqft 2001	- - days	- \$228/sq ft	1/26/2026 Notice of Lis Pendens
6	 <p>1563 Hollyberry Pl The Villages, FL 32162 ■ Off Market / Public Record</p>	Single Family	-/-	1,527	7,083 sqft 2007	- - days	- \$214/sq ft	2/5/2026 Notice of Lis Pendens
7	 <p>2499 Bachman Path The Villages, FL 32162 ■ Off Market / Public Record</p>	Single Family	-/-	1,511	9,486 sqft 2011	- - days	- \$257/sq ft	1/14/2026 Notice of Lis Pendens



The Villages, Florida

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
8	 2440 Kate Hill St The Villages, FL 32162  Off Market / Public Record	Single Family	-/-	1,821	9,583 sqft 2011	- - days	- \$234/sq ft	1/5/2026 Notice of Lis Pendens
9	 17449 SE 81st Newberry Ct The Villages, FL 32162  Off Market / Public Record	Single Family	1/1	837	3,485 sqft 2002	- - days	- \$223/sq ft	2/26/2026 Notice of Foreclosure Sale
10	 8932 SE 168th Sedgwick Pl The Villages, FL 32162  Off Market / Public Record	Single Family	2/2	1,483	4,356 sqft 2002	- - days	- \$195/sq ft	1/29/2026 Notice of Foreclosure Sale

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