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## Meet Your Local Expert

Hello, My name is Michelle Smith and I am your local Real Estate expert. I moved to Pelican Point in 2013 when my husband got transferred from New Orleans.

Pelican Point has been such an amazing community for me and my family and I am proud to be able to provide insight on the market for this area.

Below is a fourth quarter market analysis for our amazing subdivision. If you have any questions please feel free to contact me.

Residential Sold Summary									
Number of Properties sold within past 90 days: 11									
Num	Beds	Baths	Apprx. Age	SqFt Lv	Days on	List Price	PrsQft	Sold Price	PrsQft
1	3	3	11-15 Years	2,064	240	\$237,400	\$115.02	\$230,000	\$111.43
2	3	2	11-15 Years	2,196	118	\$270,000	\$122.95	\$260,000	\$118.40
3	4	2	06-10 Years	2,693	162	\$300,000	\$111.40	\$285,000	\$105.83
4	5	3	11-15 Years	3,241	95	\$364,900	\$112.59	\$348,000	\$107.37
5	3	3	*New 2-Under Construc	2,311	0	\$362,600	\$156.90	\$362,600	\$156.90
6	4	2	*New 2-Under Construc	2,515	286	\$379,900	\$151.05	\$379,900	\$151.05
7	4	3	*New 3-Complete	2,518	350	\$389,900	\$154.85	\$396,250	\$157.37
8	4	4	11-15 Years	3,311	47	\$429,900	\$129.84	\$415,000	\$125.34
9	4	3	*New 3-Complete	3,279	319	\$459,900	\$140.26	\$453,000	\$138.15
10	4	4	*New 3-Complete	3,231	60	\$476,651	\$147.52	\$476,651	\$147.52
11	4	3	*New 2-Under Construc	3,231	344	\$459,900	\$142.34	\$484,681	\$150.01
Avg	3	2.91		2780	183	\$375,550	\$134.97	\$371,917	\$133.58
Min	3	2.00		2064	0	\$237,400	\$111.40	\$230,000	\$105.83
Max	5	4.00		3311	350	\$476,651	\$156.90	\$484,681	\$157.37
Med	4	3.00		2693	162	\$379,900	\$140.26	\$379,900	\$138.15

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