ISLES OF LAKE NONA TOWNHOMES
REAL ESTATE MARKET UPDATE

Real Broker, LLC
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COMPLIMENTS OF PETER LUU
"ISLES OF LAKE NONA TOWNHOMES"



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Dear Friends,

There is something about this time of year that makes home feel a little more meaningful.

The calendar fills with traditions, families make plans for the holidays, and communities come alive with gatherings and celebrations. It's a season that reminds us that home is about more than a place—it's about the people, memories, and connections that make it special.

That is one of the things I love most about real estate.

We have the privilege of helping people through some of life's biggest transitions—welcoming new neighbors, watching families find the right place to grow, and helping clients begin their next chapter. But some of our most rewarding moments happen beyond the transaction.

Through our events, community initiatives, and opportunities to give back, we've been fortunate to bring people together and support the communities we are proud to serve throughout Central Florida and the surrounding areas.

As we head into the holiday season, we're looking forward to more opportunities to gather, celebrate, and give back—and we hope you'll be part of them.

Thank you for trusting us, referring us to the people you care about, joining us at events, and allowing us to be a small part of your story. We are incredibly grateful for the relationships we've built along the way.

From our family at Peter Luu Signature Group to yours, we wish you a wonderful fall season filled with good company, meaningful traditions, and plenty of reasons to be grateful.

Warmly,

Peter Luu
Founder & Team Leader
Peter Luu Signature Group

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COMPLIMENTS OF PETER LUU (321) 917-7864

SUMMARY OF HOMES SOLD	OCTOBER 2024 - SEPTEMBER 2025	OCTOBER 2025 - SEPTEMBER 2026	CHANGE
# of Homes Sold	6	11	**+5**
Annual Turnover	2.9%	5.2%	**+2.4%**
Average Sold Price	$466,067	$435,900	**-$30,167**
Avg. Sold Price / Sq Ft	$279.45	$248.58	**-$30.87**

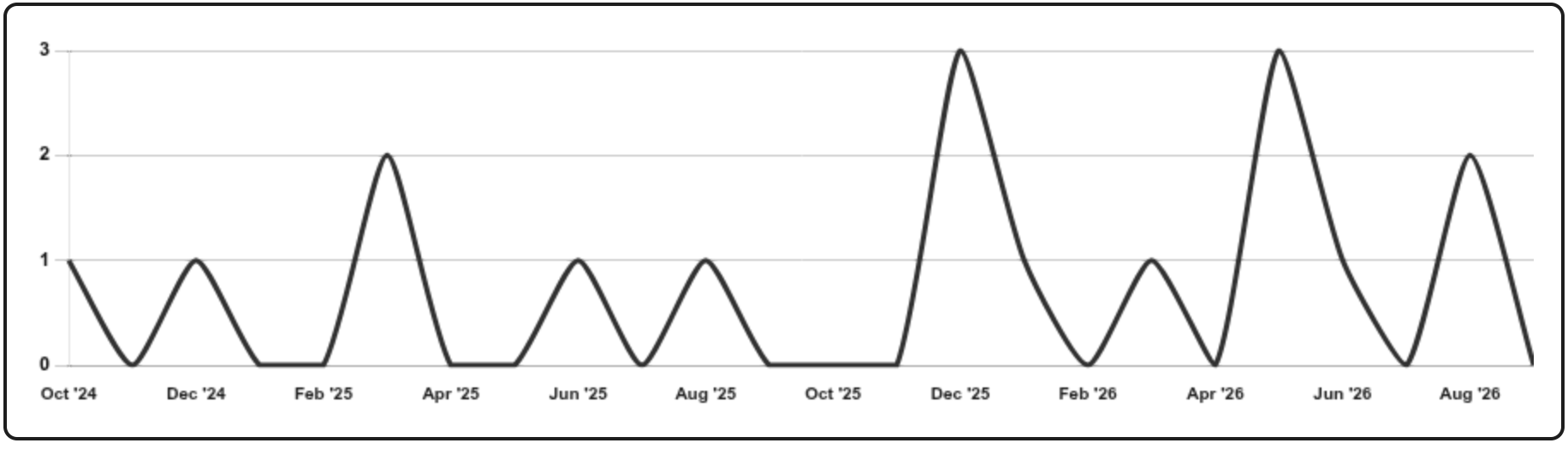
MOST RECENT SALES	YEAR BUILT	BEDS	BATHS	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
14375 Sapelo Beach Dr	2022	4	3	1,861	$420,000	$225.69	August 19, 2026
14279 Sapelo Beach Dr	2023	3	3	1,620	$415,000	$256.17	August 19, 2026
14533 Orchid Island Dr	2021	3	3	1,620	$450,000	$277.78	June 16, 2026
14319 Sapelo Beach Dr	2022	4	3	1,861	$406,000	$218.16	May 21, 2026
10379 Folly Beach Rd	2021	4	3	1,809	$440,000	$243.23	May 11, 2026
14193 Lanikai Beach Dr	2023	4	3	1,858	$490,000	$263.72	May 8, 2026
10438 Folly Beach Rd	2021	2	3	1,620	$410,000	$253.09	March 26, 2026
14127 Lanikai Beach Dr	2023	3	2	1,620	$440,000	$271.60	January 13, 2026
14568 Orchid Island Dr	2021	4	3	1,861	$445,000	$239.12	December 18, 2025
14416 Orchid Island Dr	2022	4	3	1,809	$430,000	$237.70	December 8, 2025
14250 Sapelo Beach Dr	2023	4	3	1,809	$448,900	$248.15	December 5, 2025

Based on information from the Orange County Property Appraiser. This information may or may not include all properties sold in Isles of Lake Nona Townhomes during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.

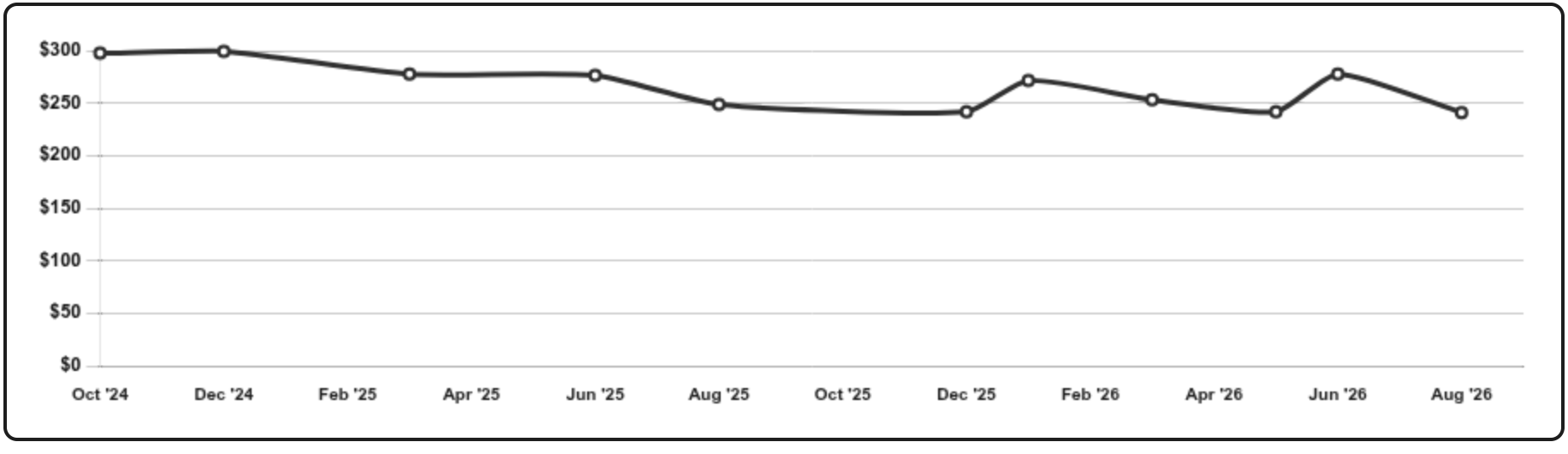
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Number of Homes Sold



Average Sold Price per Square Foot



Sales may take between 30-90 days to be available in the public records. As such, some sales may not be shown. The Average Price per Square Foot chart does not include data points for months without any sales. Based on information from the Orange County Property Appraiser. This information may or may not include all properties sold in Isles of Lake Nona Townhomes during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.