LIVE OAK ESTATES
REAL ESTATE MARKET UPDATE

Real Broker, LLC
10743 Narcoossee Rd Ste A13
Orlando, FL 32832

COMPLIMENTS OF PETER LUU
"LIVE OAK ESTATES"



1

Peter Luu
10743 Narcoossee Rd Ste A13
Orlando, FL 32832

Tel: (321) 917-7864
E-Mail: letstalk@peterluu.com
Web: PeterLuu.com

4EVER LENDING

Your next chapter.
Your lending partner.

Personal guidance. Creative lending solutions.

Buying a home, investing or building something new?

Explore financing options built around your goals, your property and the way you earn.

Home buying
Financing for first-time and experienced buyers.

Investment properties
Rental-property financing, including DSCR loans.

Self-employed borrowers
Options using bank statements and other income documentation for eligible borrowers.

Construction & fix-and-flip
Financing for new builds and renovation projects.

Condo financing
Solutions for non-warrantable condo purchases.

Foreign national loans
U.S. property financing for international buyers.

Let's talk about your next move.

Jay Paciello | Mortgage Loan Originator
(201) 317-6955 | jay@4everlendingusa.com

Start the conversation
4everlendingusa.com

4EVER LENDING USA, LLC | NMLS #2051275 | Jay NMLS #2085212

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

LIVE OAK ESTATES REAL ESTATE MARKET UPDATE

COMPLIMENTS OF PETER LUU (321) 917-7864

SUMMARY OF HOMES SOLD	OCTOBER 2024 - SEPTEMBER 2025	OCTOBER 2025 - SEPTEMBER 2026	CHANGE
# of Homes Sold	5	10	**+5**
Annual Turnover	2.3%	4.6%	**+2.3%**
Average Sold Price	$832,000	$1,050,000	**+$218,000**
Avg. Sold Price / Sq Ft	$293.84	$294.94	**+$1.10**

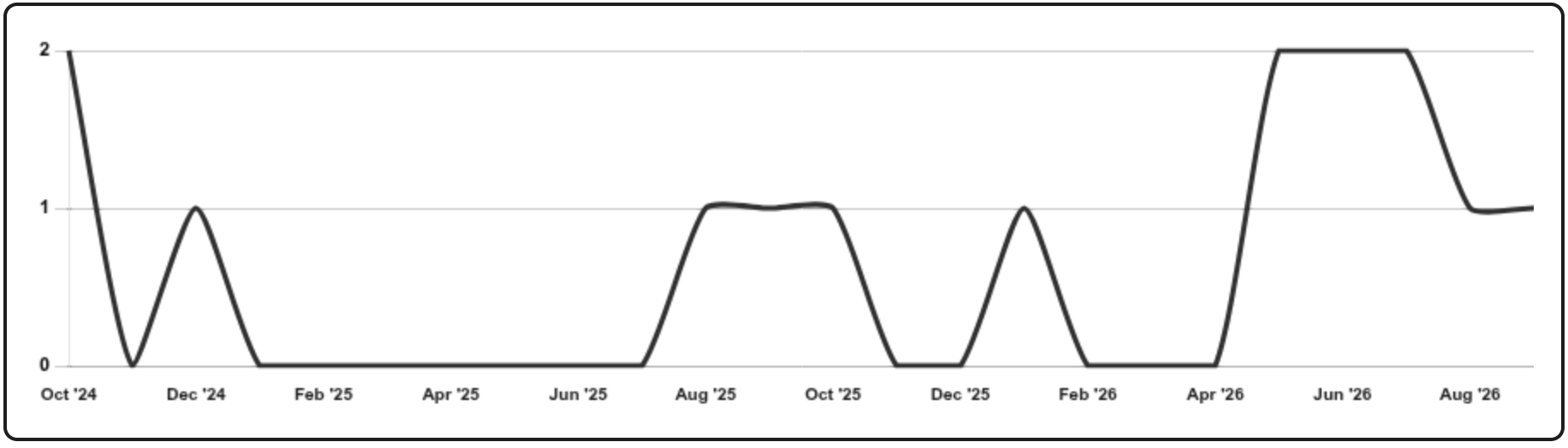
MOST RECENT SALES	YEAR BUILT	BEDS	BATHS	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
12012 Rambling Oak Bl	2008	5	4	4,000	$1,335,000	$333.75	September 28, 2026
13950 Smokerise Ct	2003	7	7	6,337	$1,350,000	$213.03	August 21, 2026
14112 Oakwood Cove Ln	2021	5	5	4,413	$1,800,000	$407.89	July 30, 2026
14333 Bella Ln	2014	5	4	3,770	$1,050,000	$278.51	July 17, 2026
12200 Treetop Ct	1992	4	3	2,557	$780,000	$305.04	June 12, 2026
12202 Rambling Oak Bl	1994	4	3	2,609	$760,000	$291.30	June 12, 2026
12112 Rambling Oak Bl	1993	4	3	2,622	$790,000	$301.30	May 29, 2026
12028 Gray Birch Ci	1990	4	3	2,574	$740,000	$287.49	May 4, 2026
14121 Bella Ln	2007	6	6	4,378	$1,125,000	$256.97	January 16, 2026
13916 Bramble Bush Ct	2004	5	4	2,809	$770,000	$274.12	October 1, 2025

Based on information from the Orange County Property Appraiser. This information may or may not include all properties sold in Live Oak Estates 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.

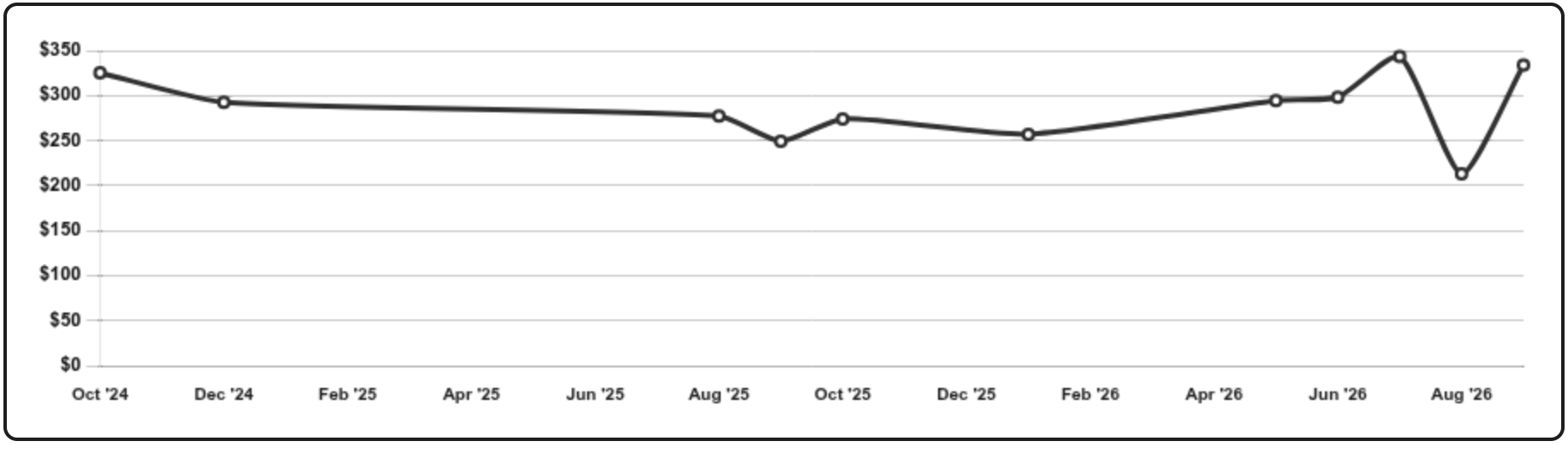
LIVE OAK ESTATES REAL ESTATE MARKET UPDATE

COMPLIMENTS OF PETER LUU (321) 917-7864

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 Live Oak Estates 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.