VENTURA COUNTRY CLUB
REAL ESTATE MARKET UPDATE

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

COMPLIMENTS OF PETER LUU
"VENTURA COUNTRY CLUB"



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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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SUMMARY OF HOMES SOLD	OCTOBER 2024 - SEPTEMBER 2025	OCTOBER 2025 - SEPTEMBER 2026	CHANGE
# of Homes Sold	27	31	**+4**
Annual Turnover	4.4%	5.1%	**+0.7%**
Average Sold Price	$395,278	$402,010	**+$6,732**
Avg. Sold Price / Sq Ft	$240.61	$232.01	**-$8.60**

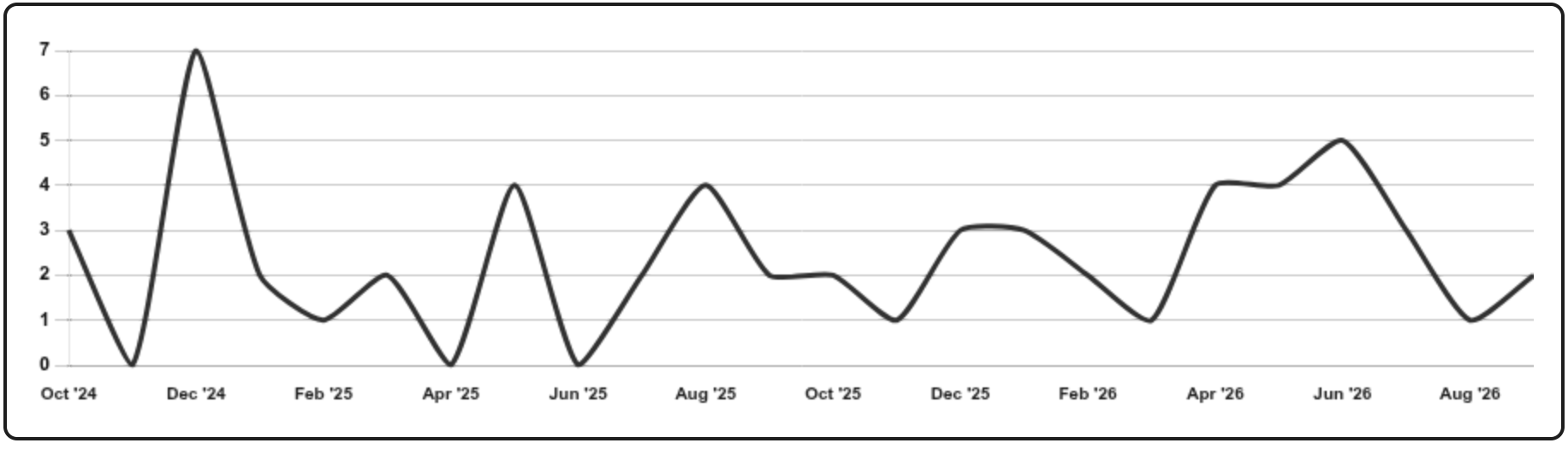
MOST RECENT SALES	YEAR BUILT	BEDS	BATHS	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
2807 Sunbranch Dr	1981	3	2	1,634	$341,000	$208.69	September 28, 2026
3419 Santa Monica Dr	1995	3	4	1,938	$282,000	$145.51	September 15, 2026
3577 Clear Stream Dr	1996	4	3	2,383	$470,000	$197.23	August 24, 2026
2899 Autumn Green Dr	1983	2	2	1,568	$338,000	$215.56	July 29, 2026
3925 Woodsfield Ct	1991	3	2	1,959	$550,000	$280.76	July 8, 2026
3649 Ventura Club Ci	1991	3	2	1,647	$425,000	$258.04	July 1, 2026
2518 Shadybranch Dr	1983	3	2	1,311	$340,000	$259.34	June 30, 2026
2796 Shadybranch Dr	1982	3	2	1,404	$421,500	$300.21	June 11, 2026
3463 Clear Stream Dr	1996	3	3	2,358	$420,000	$178.12	June 11, 2026
3412 Idlegrove Ct	1991	3	2	1,494	$380,000	$254.35	June 11, 2026
3433 Clear Stream Dr	1996	3	2	1,654	$422,000	$255.14	June 3, 2026
3949 Woodsfield Ct	1991	4	3	2,580	$657,500	$254.84	May 22, 2026
3305 Santa Monica Dr	1994	3	2	1,408	$385,000	$273.44	May 15, 2026
2891 Sunbranch Dr	1981	3	2	1,339	$357,000	$266.62	May 14, 2026
3772 Ventura Cove Dr	1992	3	2	1,671	$390,000	$233.39	May 7, 2026
3400 Santa Monica Dr	1993	4	2	1,950	$423,000	$216.92	April 28, 2026
3641 Idle Hour Dr	1991	3	3	1,627	$351,000	$215.73	April 28, 2026
2706 Autumn Green Dr	1990	2	2	1,494	$350,000	$234.27	April 15, 2026

Based on information from the Orange County Property Appraiser. This information may or may not include all properties sold in Ventura Country Club 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.

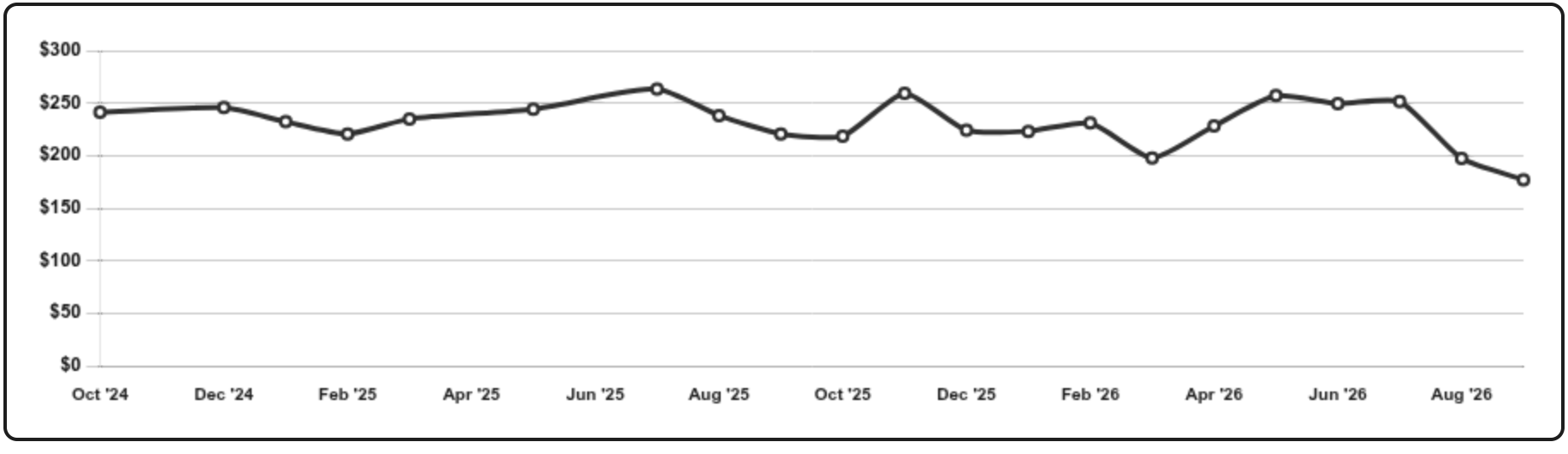
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Number of Homes Sold



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 Ventura Country Club 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.