VILLAGEWALK AT LAKE NONA VILLAS
REAL ESTATE MARKET UPDATE

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

COMPLIMENTS OF PETER LUU
"VILLAGEWALK AT LAKE NONA VILLAS"



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

VILLAGEWALK AT LAKE NONA VILLAS 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	12	10	**-2**
Annual Turnover	5.7%	4.7%	**-0.9%**
Average Sold Price	$444,750	$434,430	**-$10,320**
Avg. Sold Price / Sq Ft	$275.48	$271.74	**-$3.74**

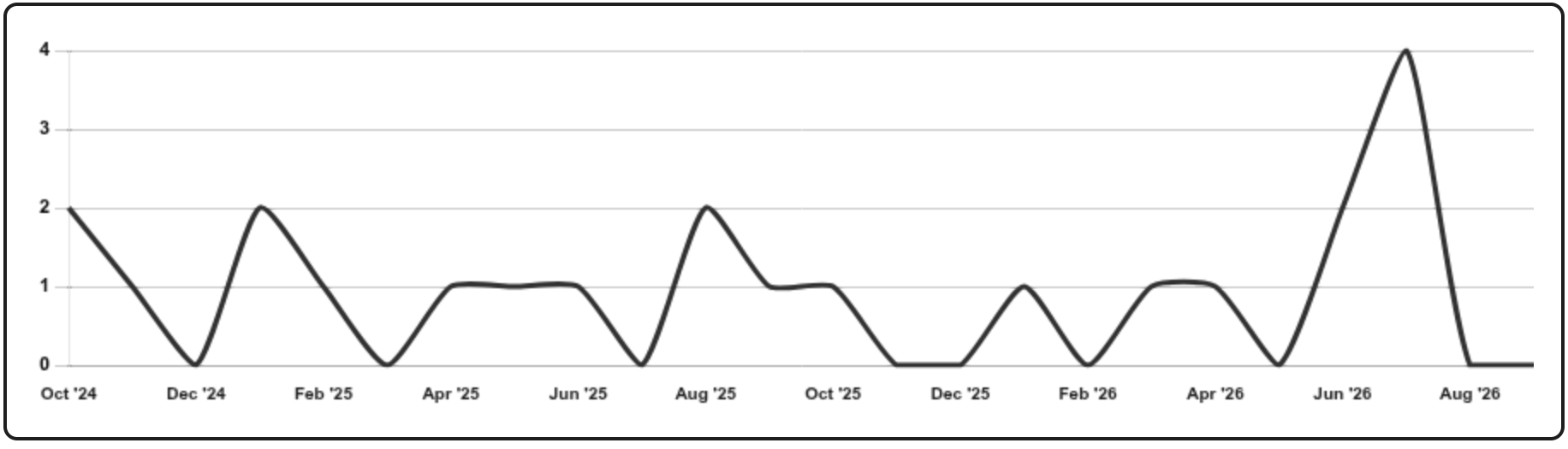
MOST RECENT SALES	YEAR BUILT	BEDS	BATHS	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
11830 Iselle Dr	2009	2	2	1,512	$410,000	$271.16	July 28, 2026
11872 Iselle Dr	2009	2	2	1,708	$425,000	$248.83	July 13, 2026
11887 Delfina Ln	2006	2	2	1,708	$420,000	$245.90	July 8, 2026
11905 Delfina Ln	2006	2	2	1,554	$450,000	$289.58	July 6, 2026
12017 Kajetan Ln	2008	2	2	1,512	$440,000	$291.01	June 29, 2026
11863 Fiore Dr	2006	2	2	1,582	$449,900	$284.39	June 12, 2026
11753 Fan Tail Ln	2006	2	2	1,680	$455,000	$270.83	April 30, 2026
11777 Fan Tail Ln	2006	2	2	1,526	$429,400	$281.39	March 12, 2026
11920 Kajetan Ln	2008	2	2	1,708	$425,000	$248.83	January 28, 2026
11854 Delfina Ln	2006	2	2	1,541	$440,000	$285.53	October 15, 2025

Based on information from the Orange County Property Appraiser. This information may or may not include all properties sold in Villagewalk at Lake Nona Villas 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.

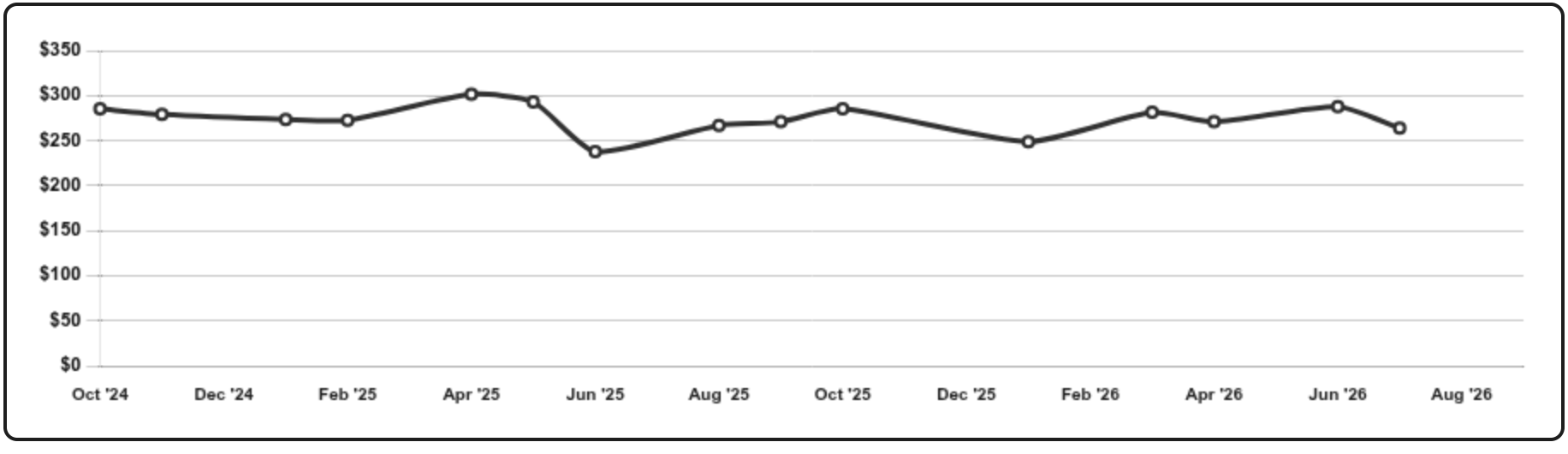
VILLAGEWALK AT LAKE NONA VILLAS REAL ESTATE MARKET UPDATE

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 Villagewalk at Lake Nona Villas 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.