VILLAGEWALK AT LAKE NONA
REAL ESTATE MARKET UPDATE

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

COMPLIMENTS OF PETER LUU
"VILLAGEWALK AT LAKE NONA"



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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	28	28	**0**
Annual Turnover	3.4%	3.4%	**0.0%**
Average Sold Price	$703,696	$637,879	**-$65,817**
Avg. Sold Price / Sq Ft	$290.18	$273.29	**-$16.89**

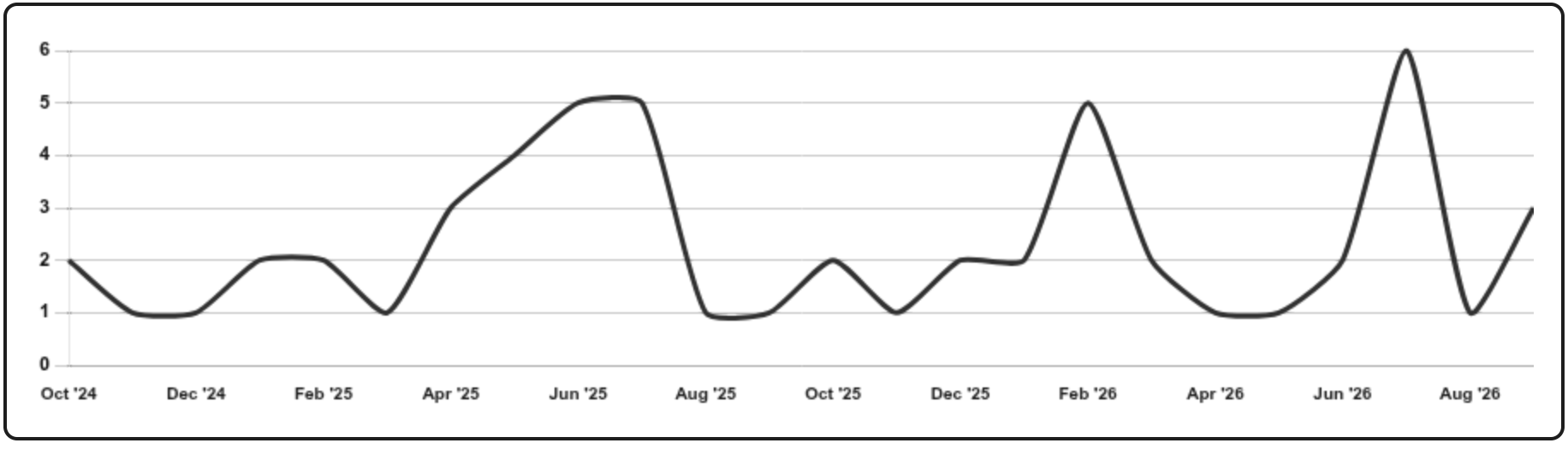
MOST RECENT SALES	YEAR BUILT	BEDS	BATHS	LIVING AREA (SQ FT)	SOLD PRICE	SOLD PRICE PER SQ FT	DATE SOLD
11812 Padua Ln	2013	4	4	3,000	$745,000	$248.33	September 24, 2026
11905 Autumn Fern Ln	2014	3	2	1,946	$610,000	$313.46	September 18, 2026
11763 Aurelio Ln	2012	4	3	4,038	$1,000,000	$247.65	September 1, 2026
11818 Fiore Dr	2012	4	3	4,125	$1,100,000	$266.67	August 11, 2026
12019 Uleta Ln	2015	5	4	4,093	$880,000	$215.00	July 31, 2026
11959 Modena Ln	2010	3	2	1,554	$455,000	$292.79	July 30, 2026
12290 Regal Lily Ln	2015	4	4	3,000	$708,000	$236.00	July 27, 2026
12236 Pescara Ln	2013	3	2	1,708	$443,000	$259.37	July 27, 2026
12247 Pescara Ln	2013	3	2	1,708	$465,000	$272.25	July 15, 2026
12180 Obelia Ln	2010	4	4	2,514	$719,000	$286.00	July 2, 2026
11943 Xenia Ln	2013	3	2	1,958	$590,000	$301.33	June 25, 2026
7961 Esta Ln	2010	4	4	2,794	$775,600	$277.59	June 18, 2026
11959 Fiore Dr	2012	3	2	1,554	$420,000	$270.27	May 12, 2026
11858 Barletta Dr	2012	3	2	1,941	$565,000	$291.09	April 22, 2026
11794 Barletta Dr	2012	3	2	1,949	$595,000	$305.28	March 11, 2026
12242 Pasha Ln	2009	3	2	2,005	$635,000	$316.71	March 10, 2026
12232 Pescara Ln	2013	3	2	1,708	$428,000	$250.59	February 23, 2026
12287 Regal Lily Ln	2015	3	2	1,958	$685,000	$349.85	February 20, 2026

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

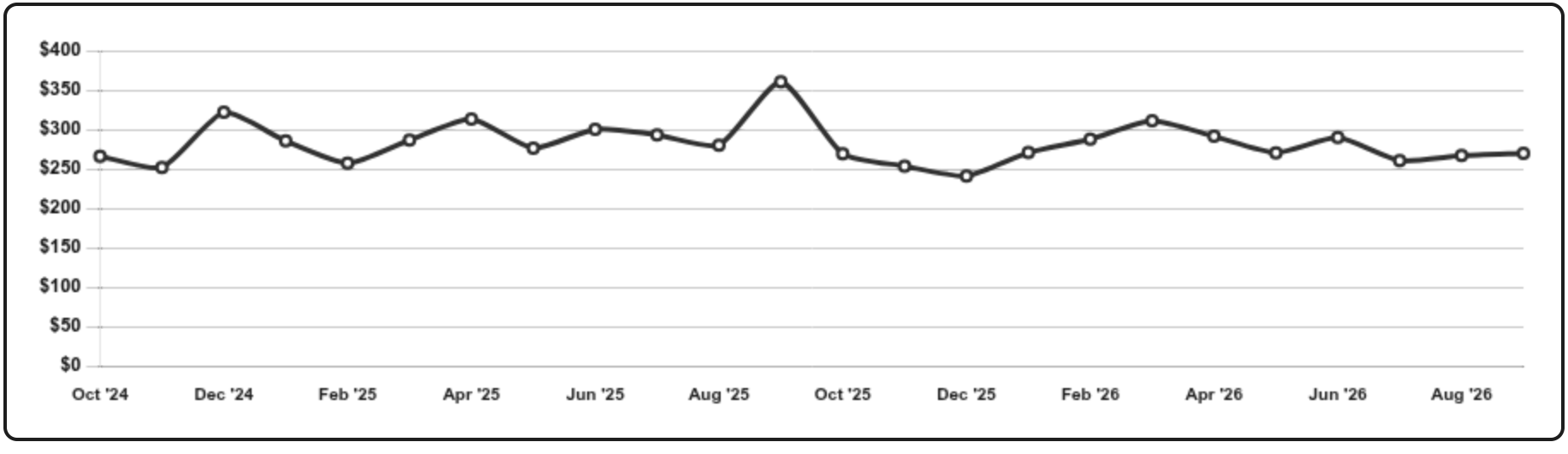
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Number of Homes Sold



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 Villagewalk at Lake Nona 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.