

TRINITY CONSTRUCTION UPDATE

The dirt is flying at Trinity Lutheran Church as the building project continues.

Doster Construction has installed the construction fence and Modern Movers will be installing the foundations so that the historic houses can be put in place their permanent places.

Too hot to walk over to the church and check on the progress? There is an on-site camera, so everyone can watch the construction progress. Just go to www.livestream.com/trinityconstruction and follow the work as it is happening.

ORANGE AVENUE REOPENS

On Monday, August 11 at 6 a.m., South Orange Avenue will fully reopen between Anderson Street and South Street. The right turn lane on eastbound South Street on to southbound Orange Avenue from Boone will remain closed to facilitate additional construction activities.

Improved crosswalks and increased audible pedestrian signals were added, and the roadway was realigned to add a dedicated right turn lane that will tie into the Ultimate I-4 expansion project.

LEU GARDENS SEED SWAP

Do you have extra seeds that you haven't used? If so, bring those seeds to the Seed Swap at Leu Gardens on Saturday, August 23, from 9 a.m. to noon. Admission is free for Seed Swap attendees.

Bring your extra seeds packaged in small packets and labeled with the botanical name and/or common name of the plant and exchange for other seeds you need or want. Even if you don't have seeds to swap, you can pick up a few seed packs to try, up to two packs per family, while supplies last.

Experts will be on hand to answer your questions.

IF YOU HAVE A MEETING SIGN ...

Please put it out by Sunday, August 10, and don't forget to bring it back in by Saturday, August 16.

REAL ESTATE REPORT

These are the recent listings and sales for Lake Eola Heights for April 1 through June 30, 2013, as shown by the multiple listing service.

<u>Active Listings</u>	<u>Bed/Bath</u>	<u>Sq. Ft.</u>	<u>List Price</u>
619 Broadway	3/3/1	1,800	249,900
405 Ruth #30	3/2/1	1,860	318,999
719 E Livingston	3/2	1,917	375,000
303 E Harwood	4/3/1	1,792	399,000
715 E Livingston	4/3	1,633	400,000
202 E Concord	6/5	3,320	439,000
809 E Amelia	2/2	1,718	449,000
5 Broadway Ct	3/3	2,318	469,000
1010 E Livingston	3/2	1,937	469,900
608 E Concord	3/2/1	2,051	512,750
632 E Amelia	4/4/1	2,921	649,900
532 Broadway	4/4	2,604	700,000
636 Hillcrest	4/2	2,954	800,000
307 E Harwood	5/5/1	3,961	1,195,000
300 E Harwood	5/5	4,317	1,200,000

<u>Pending Sales</u>			
1112 Mt Vernon	4/2	2,494	170,000

<u>Residential Sales</u>	<u>Bed/Bath</u>	<u>Sq. Ft.</u>	<u>List price</u>	<u>Sold price</u>
613 E Ridgewood#1	1/1	685	109,000	112,000
621 Cathcart #5	2/1/1	878	129,900	130,000
204 Hibicus	2/2	930	159,900	152,000
1105 E Livingston	4/2/1	1,894	240,000	205,000
1017 E Ridgewood	3/1/1	1,558	200,000	210,000
1010 Mt Vernon	3/2	1,499	247,500	247,500
723 Mt Vernon	3/2	2,241	329,000	285,000
612 E Harwood	2/1	1,459	349,900	340,665

Average days on the market: 65.

Inventory continues to grow. Sale price was an average of 97.7% of list price. The average mortgage rate on a 30 year fixed-rate mortgage for the second quarter of 2014 was 4.23%.

We are available to answer any questions you may have regarding this report.

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