

# Deelyn MARKET WATCH

# 4Q 2023

## FORD'S COLONY SALES

Quarterly Survey of Property Sales

Hello Ford's Colony Neighbor! I have prepared this newsletter to help keep you informed of the real estate market in our community. This edition reviews home sales, sold prices, days on market and absorption rates for the fourth quarter of 2023. As always, please feel free to contact me with any specific questions you may have.

### FORD'S COLONY 2023 STATS

2023 CLOSED SALES **130**

ACTIVE LISTINGS AS OF  
DECEMBER 31, 2023 **15**

AVERAGE MONTH'S  
SUPPLY OF INVENTORY **1.9**

AVERAGE SOLD PRICE **\$762,139**

AVERAGE SOLD  
TO ORIGINAL LIST PRICE **100.19%**

AVERAGE PRICE PER  
SQUARE FOOT **\$218.51**

AVERAGE DAYS ON MARKET  
FOR SOLD HOMES **29**

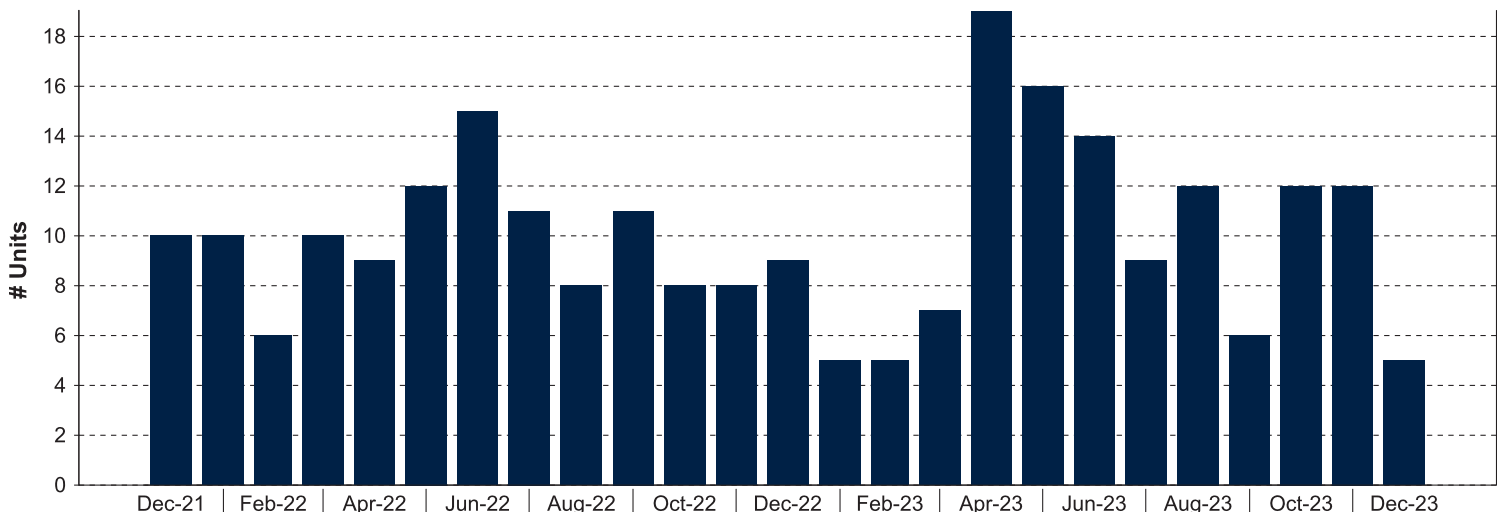
### SUCCESS STORY



"Deelyn did EVERYTHING for me. She is an absolute pro, super responsive and beyond helpful. I will recommend Deelyn to anyone time and time again."

- Earl Smithson,  
Amber and Jimmy Mitilineos

### FORD'S COLONY CLOSINGS BY MONTH



# STATE OF THE MARKET 2024

## Let's Talk About What's Happening in Ford's Colony Real Estate

Join Me to Find Out How Market Conditions  
Have Affected Home Values & Sales

Thursday, February 15, 4-6 pm  
Ford's Colony Country Club

Complimentary Refreshments

Please RSVP by Monday, February 12 to [deelyn@lizmoore.com](mailto:deelyn@lizmoore.com)



**105 PEBBLE BEACH \$749,000**  
4 BEDROOM | 3.1 BATH | 3,079 SQ FT



**129 BLACKHEATH \$729,900**  
5 BEDROOM | 3.1 BATH | 3,921 SQ FT

### FOURTH QUARTER 2023 FORD'S COLONY CLOSED SALES

#	Address	Sq Ft	Year Built	# BR	# BA	\$/Fin SF	Golf	Water	DOM	Sales Date	Seller Concession	List Price	Sales Price
1	2304 Eaglescliffe	1,706	2011	2	2	\$252.05	No	No	2	11/3/2023	\$0	\$409,900	\$430,000
2	2 Popeley Court	2,264	1988	4	3.1	\$154.59	No	No	6	10/24/2023	\$0	\$425,000	\$350,000
3	224 Par Drive	1,922	1988	3	2.1	\$247.14	Yes	No	3	12/1/2023	\$0	\$467,000	\$475,000
4	211 Dogleg Drive	2,278	1988	3	3	\$205.88	Yes	Yes	8	11/22/2023	\$0	\$469,000	\$469,000
5	109 Doral	2,562	1999	3	2	\$192.04	No	No	4	11/3/2023	\$0	\$485,000	\$492,000
6	117 Royal North Devon	2,200	1994	4	2.1	\$234.09	No	No	8	12/28/2023		\$498,000	\$515,000
7	107 Saint Annes	2,266	2000	3	2	\$242.67	No	No	3	11/27/2023	\$0	\$549,900	\$549,900
8	110 Birmingham	3,026	1998	4	2.1	\$199.93	No	No	63	10/16/2023	\$0	\$599,000	\$605,000
9	121 Meadowbrook	2,568	1997	4	2.1	\$233.26	No	No	61	10/10/2023	\$0	\$619,000	\$599,000
10	111 Formby	3,328	1993	3	2.1	\$187.80	No	No	14	10/11/2023	\$0	\$625,000	\$625,000
11	9 Menife Court	3,725	1997	5	4.1	\$174.50	No	No	43	12/21/2023		\$650,000	\$650,000
12	104 Worksop	2,209	1997	3	3	\$302.85	Yes	No	24	11/17/2023	\$0	\$669,000	\$669,000
13	155 S Turnberry	3,130	2002	3	2.1	\$223.96	Yes	No	5	11/6/2023	\$0	\$675,000	\$701,000
14	5 Clarke Court	2,823	1989	4	2.1	\$243.54	No	No	24	12/14/2023	\$0	\$690,000	\$687,500
15	139 Hollinwell	2,569	1999	3	3	\$280.26	Yes	Yes	11	10/6/2023	\$0	\$695,000	\$720,000
16	172 S Turnberry	3,000	2001	3	2.1	\$236.67	No	No	5	12/16/2023	\$0	\$695,000	\$710,000
17	105 Killington	3,786	1999	4	3.1	\$184.63	No	No	34	11/10/2023	\$0	\$699,000	\$699,000
18	109 Portland	3,277	2004	4	3.1	\$213.61	No	No	5	11/20/2023	\$0	\$699,900	\$700,000
19	101 Princeville	3,855	1994	4	3.1	\$181.32	No	No	23	11/6/2023	\$0	\$725,000	\$699,000
20	117 Ainsdale	3,224	2001	3	2.1	\$230.30	No	No	9	10/30/2023	\$0	\$742,500	\$742,500
21	102 Country Club Drive	3,915	2003	4	3.1	\$191.57	No	No	2	10/18/2023	\$0	\$749,900	\$750,000
22	107 Dyke	4,251	2006	5	3.1	\$184.66	No	No	12	11/15/2023	\$0	\$785,000	\$785,000
23	164 Heritage Pointe	3,942	2000	5	4.4	\$198.50	No	No	8	10/5/2023	\$0	\$795,000	\$782,500
24	121 Peachtree	3,860	2005	4	3.1	\$216.97	No	No	3	10/27/2023	\$0	\$824,900	\$837,500
25	144 Shinnecock	3,862	1998	4	3.1	\$236.92	Yes	No	30	12/18/2023	\$0	\$935,000	\$915,000
26	221 W Kilbride	4,500	2005	4	3.1	\$244.44	Yes	No	4	10/10/2023	\$0	\$998,000	\$1,100,000
27	108 Westchester	5,777	1997	5	4.2	\$169.64	No	No	110	11/6/2023	\$0	\$1,050,000	\$980,000
28	104 Longboat	4,076	2002	3	2.1	\$276.01	Yes	Yes	5	10/5/2023	\$0	\$1,100,000	\$1,125,000
29	4700 Locklond	5,987	2022	5	3.1	\$183.73	No	No	208	10/30/2023	\$0	\$1,199,000	\$1,100,000
30	223 Waterton	5,333	1999	3	3.1	\$243.77	Yes	No	3	12/7/2023	\$0	\$1,200,000	\$1,300,000
31	239 Woburn	6,000	2002	4	3.2	\$208.33	No	No	161	10/31/2023	\$0	\$1,280,000	\$1,250,000
32	105 Mossock	8,581	2007	6	4.3	\$154.99	No	No	99	11/30/2023	\$0	\$1,395,000	\$1,330,000

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**LIZ MOORE**  
& ASSOCIATES

**Deelyn**  
ROBINSON  
a passion for home

