

517 Larkwood Ave

Casselberry, FL 32707 | Fernwood Park | Seminole County | MLS X9033709

4 bed | 2 bath | 1,849 sq ft | pool | built 1972

SUPPORTED VALUE RANGE

\$455K-\$480K

Median Adjusted Value \$469,850 · Asking \$474,900
Asking is inside the range, \$5,050 above the median.

Renovated pool homes of the same size set the value: this one has sat for months and the price keeps coming down.

93.9%

Sale Price vs. Original Asking for Nearby Sales Since July

119 days

Days Actively for Sale Since January, 4 Price Cuts

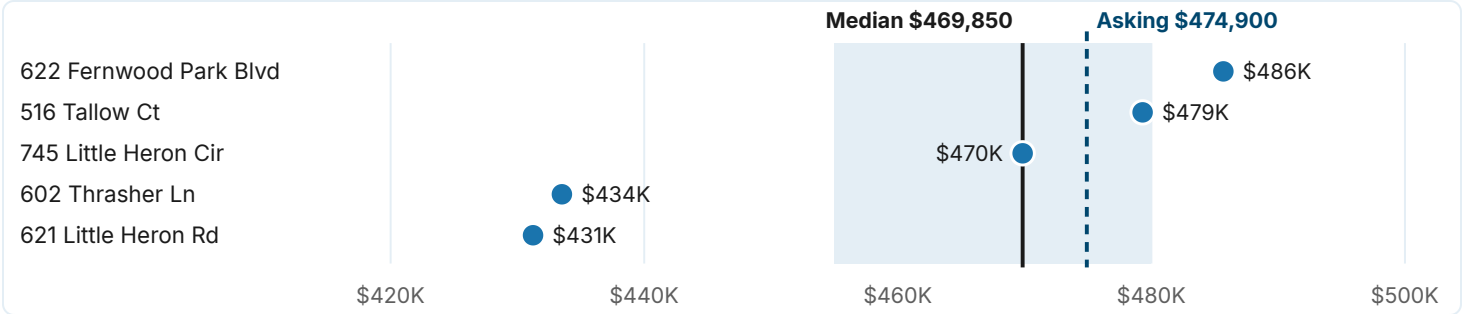
3.5 months

Months of Supply at the Recent Pace of Sales

\$4,127

Est. Monthly Payment at \$474,900 (Asking), 5% Down

Comparable Sales, Adjusted to This Home · Shaded: Supported Range



Why This Range

- The closest Fernwood Park pool sales, adjusted to this home, center near the middle of the range.
- The market cooled since early in the year: homes now sell under their original asking price, and most sellers pay part of buyers' costs.
- Repeated price cuts and a failed contract show the market hasn't met asking so far.

What It Will Cost You

Seller's Tax Bill (What the Listing Shows)	\$2,731/yr
Your Estimated Tax Bill (City, With Homestead)	≈ \$7,838/yr
Monthly Payment (Conventional, 5% Down)	\$4,127/mo
Monthly Payment at \$469,850 (Median)	\$4,087/mo
Cash to Close (Conventional, 5% Down)	\$37,992

At \$474,900 (Asking). The assumptions behind these figures are in the notes at the end of the cost section.

Check Before Deciding

The Roof

Get the permit and date; the new-roof claim left the listing

The Failed Contract

Ask why it fell apart and for any reports

Original Systems

Wiring, drains, AC and pool equipment ages

Next Step: Get the listing agent's answers on the roof and the failed contract, then build the offer options from this analysis.

Details, sources and assumptions are in the full analysis that follows.

The Home

List Price \$474,900	Price per Sq Ft \$257	Beds / Baths 4 / 2	Living Area 1,849 sq ft	Lot 0.22 acre
Built 1972, block	Pool Private, in-ground	Garage 2 - car attached	HOA / CDD None / None	Flood Zone X (lower risk)

This is a renovated pool home: new kitchen with stone counters, updated baths, new flooring, and a resurfaced pool.

The Bottom Line

\$455,000–\$480,000

Supported value range · midpoint about \$467,500

Asking is inside the range, \$5,050 above the median. The median of the comparable sales, adjusted to this home, is \$469,850.

The two sales that support the asking price closed earlier in the year, when mortgage rates were lower and homes were selling faster. The recent sales and this home's own history point lower, so the range leans toward them.

4 Price Cuts Since January

First listed January 16, 2026: 119 days actively for sale across two listings, counting only the days it was for sale, not off the market or under contract. Since then: 4 price cuts totaling \$19,400 (4.0% of the first asking price), 1 price increase and 1 failed contract. Asking now is \$400 above the \$474,500 it was listed at when it last went under contract.

Date	What Happened	Price
Jan 16	Listed for sale	\$483,900
Jan 22	Price cut	\$479,900
Jan 27	Taken off the market (off and on again, more than once)	—
Feb 7	Price cut	\$474,500
Mar 5	Back on the market	—
Apr 11	Went under contract	\$474,500
May 17	Contract fell apart; taken off the market	—
May 21	Back on the market at a higher price	\$484,900
Jun 9	Listing canceled	—

Date	What Happened	Price
Aug 17	Relisted as a new listing, which reset the day count	\$484,900
Aug 31	Price cut	\$478,900
Sep 16	Price cut	\$474,900

The market has had a long look at this home at about today's price, and no buyer has closed. That doesn't mean something is wrong with the house, but why the last contract fell apart is the first thing to find out.

What We Compared

We looked at every sale within a mile and chose the closest matches: Fernwood Park pool homes of about this size, built in the same era. We included the ones that argue against a lower price, and adjusted each sale to what it would have brought as this home. The five comparable sales closed from Apr 24, 2026 to Aug 20, 2026, one of them since July, all within a mile of this home.

Adjusted for size (\$1,200 to \$1,875); lot (\$5,000 to \$10,000); market changes since each sale (2% a quarter off sales before July); recent systems (\$5,000); condition and updates (\$30,000 to \$45,000, against this home's full renovation); and seller credits (taken off each sale price). Condition adjustments are based on listing descriptions, not visits, so they are judgment calls.

THIS HOME 517 Larkwood Ave Asking \$474,900 1,849 sq ft · 4/2 · pool · built 1972 Condition Full Renovation Lot Standard Roof Year not known Systems No recent update documented Every sale below is adjusted to this home's size, condition, lot, roof and systems.	622 Fernwood Park Blvd Adjusted \$485,675 Sold \$505,500 · Apr 24, 2026 · 1,824 sq ft · 4/2 · pool · 0.29 acre · 0.2 mi Size: 25 Sq Ft Smaller +\$1,875 Lot: Corner or Oversized -\$5,000 Market Change Since the Sale -\$16,700 • The strongest sale for the seller's price. Fully renovated pool home, very similar to this one, paid in cash with no seller help. • About the same size. Its larger fenced corner lot, with room for a boat or trailer, is worth a bit more. • It sold earlier in the year, when rates were lower and homes were moving faster.
516 Tallow Ct Adjusted \$479,300 Sold \$495,000 · Jun 26, 2026 · 1,865 sq ft · 4/2 · pool · 0.22 acre · 0.3 mi Size: 16 Sq Ft Larger -\$1,200 Documented Recent Systems -\$5,000 Market Change Since the Sale -\$9,500 • Same era and nearly the same size. Sold above asking within a week. • It came with a documented recent roof, AC, electrical and windows. We don't yet know the age of this home's AC, electrical or windows, so that home gets a small edge.	745 Little Heron Cir Adjusted \$469,850 Sold \$427,000 · Aug 20, 2026 · 1,871 sq ft · 4/2 · pool · 0.22 acre · 0.5 mi Seller-Paid Costs -\$500 Condition: Original +\$45,000 Size: 22 Sq Ft Larger -\$1,650 • The most recent pool-home sale in Fernwood Park, and it sat for a while before it sold. • Described as well maintained but not renovated, so it's adjusted up for the renovation this home has.

602 Thrasher Ln **Adjusted \$433,500**

Sold \$429,000 · Apr 27, 2026 · 1,849 sq ft · 4/2 · pool · 0.22 acre · 0.1 mi

Seller-Paid Costs **-\$12,000**

Condition: Updated Kitchen **+\$30,000**

Market Change Since the Sale **-\$13,500**

- Same size and likely the same floor plan, one street over.
- The seller paid part of the buyer's costs, which comes off the price.
- Partly updated (new appliances, stone counters) but not a full renovation.

621 Little Heron Rd **Adjusted \$431,229**

Sold \$465,000 · Jun 18, 2026 · 1,865 sq ft · 4/2 · pool · 0.41 acre · 0.4 mi

Seller-Paid Costs **-\$13,071** Size: 16 Sq Ft Larger **-\$1,200**

Lot: Canal **-\$10,000**

Market Change Since the Sale **-\$9,500**

- A renovated pool home with new windows, listed at almost exactly this home's original price.
- The seller paid part of the buyer's costs, which comes off the price.
- It sits on nearly twice the land, backing onto a canal, which buyers pay more for.

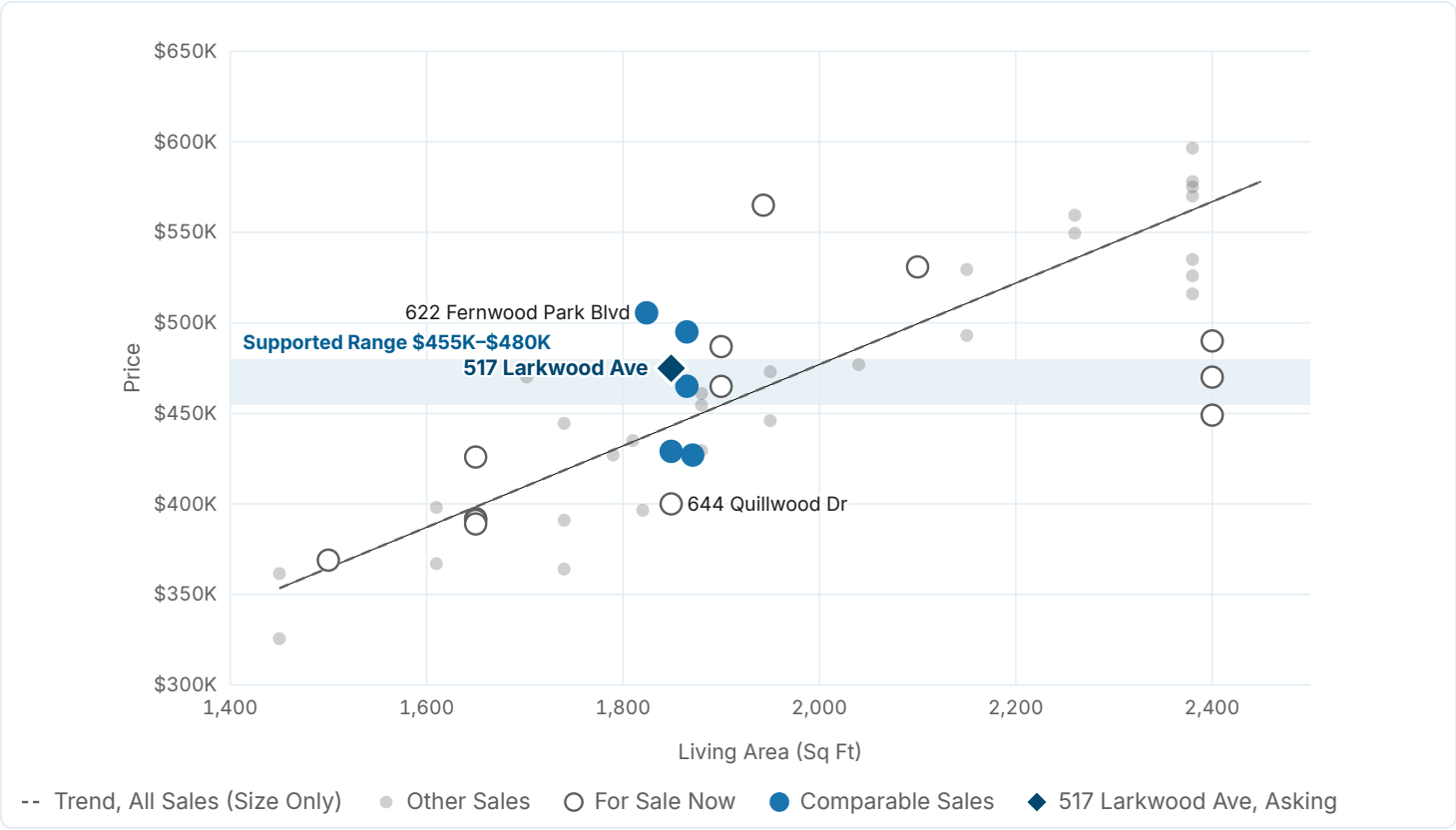
Sale	Sold For	Seller Paid	Adjusted Value
622 Fernwood Park Blvd	\$505,500	\$0	\$485,675
516 Tallow Ct	\$495,000	\$0	\$479,300
745 Little Heron Cir	\$427,000	\$500	\$469,850
602 Thrasher Ln	\$429,000	\$12,000	\$433,500
621 Little Heron Rd	\$465,000	\$13,071	\$431,229
This Home (Asking)	\$474,900	—	Range \$455K-\$480K

This home's roof age isn't known, so no sale is adjusted for its roof.

We lean toward the middle because the two highest sales are the best condition matches but come from a stronger market, while the lowest two needed the biggest adjustments. Other Fernwood Park sales support the same picture.

The Whole Neighborhood at a Glance

Every recent sale and listing in the MLS records from 1,100 to 2,600 sq ft, plotted by size and price.



One home far larger or smaller than this one is left off the chart.



At \$474,900, this home is asking about \$32,000 more than its size alone predicts.

The dashed line shows what homes here sell for based on size alone. Homes above it sold for more, usually because of condition, updates or the lot. Its condition and features have to justify the difference.

Size alone explains most of the differences in sale prices here; the dashed line shows that size trend, not a value estimate for this home. It lumps dated homes and homes without pools together with renovated ones. The renovated comparable sales sit well above it, and a renovated listing of the same size without a pool is for sale well below.

What Else Is Out There

These are the homes this seller is competing with right now. Several have been sitting, and most have cut their price.

Address	Status	Price	Sq Ft	Pool	Days	Notes
644 Quillwood Dr	For sale	\$400,000	1,849	No	91	Fully renovated, same size, with an extra half bath and a recent price cut. Even after a pool, it's a strong alternative.
394 Tansy Ln	For sale	\$565,000	1,943	Yes	57	Updated, new roof and windows, solar. Not selling at this level.
626 Primrose Ln	For sale	\$470,000	2,400	Yes	302	Larger but dated, and cut once already.
656 Little Heron Rd	For sale	\$449,000	2,400	Yes	51	An extra bedroom, a light fixer, tri-level.
513 Birchcrest St	For sale	\$490,000	2,400	No	63	Remodeled, replumbed and rewired.
412 Calloway Ave	Under contract	\$454,900	1,458	Yes	9	Renovated and went under contract within days. A renovated pool home priced like this one moves fast.
400 W Kumquat St	Under contract	\$449,000	1,682	Yes	14	Dated, large lot, a bit farther away.
621 Elderberry Ln	Expired	\$389,999	1,849	No	114	Same size in Fernwood Park. It started higher and never sold.

The Market Right Now

33 sales in the MLS records closed from Apr 8, 2026 to Sep 15, 2026. 14 other homes are for sale now, 3.5 months of supply at the recent pace of sales.

	April-June	July-September
Homes Sold	24	9
Median Sale Price	\$467,500	\$461,000
Median Sale vs. Original Asking	98.7%	93.9%
Median Days on Market	8 days	22 days
Sales with Seller-Paid Buyer Costs	50%	89%
Median Seller-Paid Amount	\$8,250	\$12,100

- **Homes are selling under their original asking price**, compared with full price earlier in the year.
- **Inventory is balanced.** That's neither a buyer's market nor a seller's market, but it has shifted toward buyers, and most current listings have already cut their price.
- **Mortgage rates are up** from the earlier sales. That's the main reason the earlier prices are harder to repeat now.
- **Price per square foot.** This home asks more per square foot than most Fernwood Park sales. That's supportable for a renovated pool home, but only a couple of sales have been higher.

What It Actually Costs

Your Tax Bill Will Be Higher than the Listing Shows

The listing shows \$2,731 in taxes for 2024, the current owner's bill. In Florida, a home's taxable value resets when it sells, so your bill will be based on roughly what you pay. You can file for your own homestead exemption.

Taxes at a \$474,900 Purchase (Asking), With Homestead	Yearly	Monthly
Seller's Current Bill (2024)	\$2,731	\$228
Your Bill if the Home Is in Unincorporated Seminole County	≈ \$5,932	≈ \$494
Your Bill if the Home Is Inside Casselberry City Limits	≈ \$7,838	≈ \$653

Your first year matters. Your lender will likely set up your escrow using the seller's lower bill. When your own bill arrives, your monthly payment can rise to cover the difference. Budget for your own bill from the start.

Insurance

The main things that drive the cost for this house are the roof's age, the original construction (especially the wiring and plumbing), wind-mitigation features and the pool. Get a flood quote with the homeowners quote, and a real quote during your inspection period, after the four-point and wind-mitigation inspections.

Estimated Monthly Payment

Three ways to finance this home, at a 6.95% 30-year fixed rate (the Freddie Mac weekly average for September 17, 2026). Your lender will give you exact numbers.

Per Month, at \$474,900 (Asking)	Conventional, 5% Down	FHA, 3.5% Down	Conventional, 20% Down
Cash for Down Payment	\$23,745	\$16,622	\$94,980
Closing Costs	\$14,247	\$14,247	\$14,247
Cash to Close	\$37,992	\$30,869	\$109,227
Principal and Interest	\$2,986	\$3,087	\$2,515
Property Taxes (City, With Homestead)	\$653	\$653	\$653
Homeowners Insurance	\$300	\$300	\$300
Flood Insurance	Get a Quote	Get a Quote	Get a Quote

Per Month, at \$474,900 (Asking)	Conventional, 5% Down	FHA, 3.5% Down	Conventional, 20% Down
Mortgage Insurance	\$188	\$210	\$0
HOA / CDD	\$0	\$0	\$0
Estimated Monthly Total	\$4,127	\$4,250	\$3,468
Monthly Total at \$469,850 (Median Adjusted Value)	\$4,087	\$4,208	\$3,434
If Unincorporated Instead	\$3,968	\$4,091	\$3,309

Every \$10,000 off the price lowers the payment by about \$80 a month.

Notes and Assumptions

- The parcel's taxing district isn't confirmed: the payment uses the City bill, the higher of the two, until it is.
- Tax estimates assume the county values the home at the purchase price; it often values homes somewhat lower, so treat them as the high end. Flat assessments (garbage and other non-ad valorem charges) aren't included.
- Payments assume private mortgage insurance of about 0.5% a year at 5% down (less with more down, none from 20%) and FHA mortgage insurance of 0.55% a year with the 1.75% upfront premium added to the loan: estimates by down payment, not loan quotes.
- Tax estimates use 13.6790 mills in Unincorporated Seminole County and 18.1808 mills Inside Casselberry City Limits.
- File for homestead by March 1 of the year after closing.
- Portability isn't included: a buyer leaving a homestead in this state may carry part of its capped difference, which can lower the first bills (ask the property appraiser).
- Homeowners insurance uses \$3,600 a year, the figure given for this home.
- Closing costs are 3% of the price, as given.
- Flood zone X: a lender may not require flood insurance, but a Citizens policy on a home with a dwelling replacement cost of \$400,000 or more must carry flood insurance, and from January 1, 2027 every Citizens policy must (s. 627.351(6)(aa)). Get a quote; the total leaves it out until then.
- A seller credit can only pay actual closing costs, prepaid items and escrows; any part above those costs is lost, and it can never be taken as cash. Loan programs limit seller contributions: conventional 3% of price below 10% down, 6% at 10–25% down, 9% at 25% or more; FHA 6%; VA 4% in concessions plus normal closing costs. Confirm with your lender.

Things to Look Into

The roof. The first version of this listing described a brand-new roof. The current listing doesn't mention the roof at all. Roof age is the biggest factor in insuring a Florida home, so we want the permit and date in writing.

Why the last contract fell apart. If a previous buyer walked away over an inspection or appraisal problem, we want to know what it was.

Original wiring and plumbing. Homes of this era in Fernwood Park often have aluminum branch wiring and original cast-iron drains. Insurers ask about both. Add a sewer-line camera inspection to the general inspection.

Permits for the renovation. Confirm the kitchen, bath, and any electrical or plumbing work was permitted. Unpermitted work can cause problems with insurance and future resale.

The fourth bedroom. Check that the property appraiser's record shows four bedrooms, and if a room was converted, confirm it was permitted.

AC age and pool equipment. Neither is listed. Also confirm the pool has a compliant safety barrier.

"As-Is" doesn't mean no inspection. The As-Is contract still gives you an inspection period in which you can cancel for any reason. It only means the seller isn't committing to repairs.

Questions for the Listing Agent

1. When was the roof replaced? Can you share the permit and a copy of the roof, four-point or wind-mitigation report?
2. Why did the last contract fall apart, and were there inspection or appraisal reports from that buyer?
3. How old are the AC and the pool equipment? Does the home have aluminum branch wiring, and what brand is the electrical panel?
4. Were the kitchen, bathroom, and any electrical or plumbing updates permitted?
5. Is the fourth bedroom original to the house?
6. Is the seller open to contributing toward the buyer's closing costs?

How This Was Prepared

Sales: 33 closed sales from Apr 8, 2026 to Sep 15, 2026, plus 14 active, 2 pending and 1 expired or canceled listings, from MLS records.

Also: the Stellar MLS listing and its full price history, the Seminole County Property Appraiser's final millage rates and the Freddie Mac weekly mortgage rate survey.

Market conditions change, so refresh this analysis if it is more than a few weeks old.

Axel Rivera, REALTOR® · LPT Realty, LLC · Lic. SL3646115

(407) 227-3205 · axel@axelrivera.com · axelrivera.com

Prepared September 22, 2026

Sales data: Stellar MLS as of September 22, 2026. Deemed reliable but not guaranteed.

This comparative market analysis is an opinion of price, not an appraisal, and isn't for lending purposes.

Payment, tax and cost figures are estimates only, not lending or tax advice.