Which recent sales fit an older home?

An address-level question behind the neighborhood numbers

A nearby sale is a starting point for a College Park homeowner weighing a list price. Age and recorded living area can change which sales deserve a closer look. This check applies the same rules across three windows in 2026.

2026 sale dates	Qualifying records and properties	Older, smaller-home subset records and properties
Feb 1 to Apr 30	62 records / 62 properties	17 records / 17 properties
May 1 to Jul 31	67 records / 65 properties	18 records / 18 properties
Aug 1 to Oct 31	63 records / 60 properties	22 records / 20 properties

The subset uses actual year built before 1960 and 1,000 to 1,499 square feet of recorded living area. The geographic screen uses the City of Orlando's mapped College Park boundary.

> **63 qualifying records became 22 in the most recent window.** Those 22 cover 20 properties. This is a shortlist for closer review. Condition, additions, lot, street and sale terms still need to be checked.

Two questions for a seller

Which houses match mine? Compare property type, observed condition, documented living area and features before using the final price as a reference.

What can I document before listing? Pull permit status, keep records of completed work and ask about a discrepancy while you have time to resolve it.

Source contact Daniel Wilson, Top Orlando Living at RE/MAX Town Centre. Florida real estate sales associate SL3291862. 407-808-9931. Daniel@TopOrlandoLiving.com.

How to reproduce the check

The dataset and filters

Geography. Read the College Park polygon from the City neighborhood layer, then keep county sale points that fall inside or on its boundary. The ZIP code covers a different area. City map library · City neighborhood data layer

Sale dates and record type. Apply the county SALE_DATE field across the three windows shown. Keep positive recorded amounts, improved property code I, single-family sale type and county use codes 0103 or 0104. Keep only the county's deed-examination-qualified label. Orange County sales layer

Compare similar homes. Filter the selected records to actual year built before 1960 and recorded living area from 1,000 through 1,499 square feet. Count distinct parcels separately from sale records. Check candidate addresses and property details before using a sale. Orange County parcel search

Confirm permits separately. Use the City's Property Information page and choose Check Permit Status. A record can show permit and inspection status. Ask the issuing office about missing or conflicting entries. City property information · City permit instructions

What the numbers can support

This example is a screen of public records from two county use classes. It does not estimate inventory, a neighborhood price trend or what an individual home will sell for. The amounts and physical condition were not independently verified, and a public sale record may omit concessions.

The county may add or revise records. The guide's November 22 snapshot showed 62 qualifying records across 59 properties for August through October. The November 24 rerun shows 63 across 60. The narrower 22-record example still covers 20 properties.

Read the example and the steps for homeowners. College Park seller guide