

July 2024

32713, Debarry, FL

Sold Summary

	Jul 2024	Jul 2023	% Change
Sold Dollar Volume	\$15,306,783	\$20,000,268	-23.47%
Avg Sold Price	\$413,697	\$425,538	-2.78%
Median Sold Price	\$375,000	\$425,000	-11.76%
Units Sold	37	47	-21.28%
Avg Days on Market	57	50	14.00%
Avg List Price for Solds	\$421,527	\$431,021	-2.20%
Avg SP to OLP Ratio	95.8%	96.9%	-1.20%
Ratio of Avg SP to Avg OLP	96.4%	96.9%	-0.52%
Attached Avg Sold Price	\$368,504	\$0	0%
Detached Avg Sold Price	\$417,684	\$425,538	-1.85%
Attached Units Sold	3	0	0%
Detached Units Sold	34	47	-27.66%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Jul 2024	Jul 2023	% Change
Active Listings	113	92	22.83%
New Listings	50	51	-1.96%
New Under Contracts	53	48	10.42%
New Pendings	55	49	12.24%
All Pendings	69	74	-6.76%

Financing (Sold)

Assumption	0
Cash	11
Conventional	18
FHA	6
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	5
21 to 30	3
31 to 60	8
61 to 90	3
91 to 120	2
121 to 180	2
181 to 360	2
361 to 720	1
721+	0

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod		SFH/Villa	Cnd/Coop/TH
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$249,999	3	0	1	0	0	0	2	6	0	1
\$250K to \$299,999	0	0	2	0	1	0	0	3	9	2
\$300K to \$399,999	0	0	7	3	1	0	0	11	23	10
\$400K to \$499,999	0	0	4	0	3	0	0	7	27	0
\$500K to \$599,999	0	0	2	0	3	0	0	5	15	0
\$600K to \$799,999	0	0	0	0	4	0	0	4	15	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	0	16	3	13	0	2	37	90	14
Avg Sold Price	\$223,667	\$0	\$381,563	\$368,504	\$539,252	\$0	\$207,500	\$413,697		
Prev Year - Avg Sold Price	\$266,714	\$0	\$382,448	\$0	\$533,988	\$0	\$187,000	\$425,538		
Avg Sold % Change	-16.14%	0.00%	-0.23%	0.00%	0.99%	0.00%	10.96%	-2.78%		
Prev Year - # of Solds	7	0	19	0	20	0	1	47		

Active Detail