

June 2024

32713, Debarry, FL

Sold Summary

	Jun 2024	Jun 2023	% Change
Sold Dollar Volume	\$19,720,028	\$25,173,002	-21.66%
Avg Sold Price	\$419,575	\$412,672	1.67%
Median Sold Price	\$399,900	\$415,000	-3.64%
Units Sold	47	61	-22.95%
Avg Days on Market	61	51	19.61%
Avg List Price for Solds	\$432,212	\$418,244	3.34%
Avg SP to OLP Ratio	96.6%	97.2%	-0.59%
Ratio of Avg SP to Avg OLP	93.8%	96.4%	-2.62%
Attached Avg Sold Price	\$373,212	\$90,000	314.68%
Detached Avg Sold Price	\$423,888	\$418,050	1.40%
Attached Units Sold	4	1	300.00%
Detached Units Sold	43	60	-28.33%

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

	Jun 2024	Jun 2023	% Change
Active Listings	99	89	11.24%
New Listings	52	57	-8.77%
New Under Contracts	51	44	15.91%
New Pendings	56	46	21.74%
All Pendings	61	78	-21.79%

Financing (Sold)

Assumption	0
Cash	11
Conventional	18
FHA	12
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	4
1 to 10	8
11 to 20	5
21 to 30	5
31 to 60	11
61 to 90	6
91 to 120	3
121 to 180	1
181 to 360	2
361 to 720	2
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	1	1	0	0
\$200K to \$249,999	2	0	0	0	0	0	2	4	2	2
\$250K to \$299,999	3	0	1	0	0	0	0	4	3	1
\$300K to \$399,999	2	0	7	4	2	0	0	15	25	5
\$400K to \$499,999	0	0	10	0	5	0	0	15	26	0
\$500K to \$599,999	0	0	0	0	3	0	0	3	13	0
\$600K to \$799,999	0	0	0	0	4	0	0	4	12	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0
\$1,000,000+	0	0	0	0	1	0	0	1	1	0
Total	7	0	18	4	15	0	3	47	84	8
Avg Sold Price	\$275,143	\$0	\$402,764	\$373,212	\$561,095	\$0	\$211,667	\$419,575		
Prev Year - Avg Sold Price	\$199,999	\$90,000	\$376,557	\$0	\$491,943	\$0	\$188,333	\$412,672		
Avg Sold % Change	37.57%	0.00%	6.96%	0.00%	14.06%	0.00%	12.39%	1.67%		
Prev Year - # of Solds	1	1	28	0	28	0	3	61		

Active Detail