

May 2024

32763, Orange City, FL

Sold Summary

	May 2024	May 2023	% Change
Sold Dollar Volume	\$14,246,250	\$11,505,830	23.82%
Avg Sold Price	\$316,583	\$328,738	-3.70%
Median Sold Price	\$330,000	\$319,000	3.45%
Units Sold	45	35	28.57%
Avg Days on Market	34	37	-8.11%
Avg List Price for Solds	\$321,829	\$335,120	-3.97%
Avg SP to OLP Ratio	96.7%	96.6%	0.07%
Ratio of Avg SP to Avg OLP	96.5%	96.2%	0.28%
Attached Avg Sold Price	\$201,500	\$159,900	26.02%
Detached Avg Sold Price	\$327,811	\$333,704	-1.77%
Attached Units Sold	4	1	300.00%
Detached Units Sold	41	34	20.59%

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

	May 2024	May 2023	% Change
Active Listings	83	42	97.62%
New Listings	39	54	-27.78%
New Under Contracts	35	52	-32.69%
New Pending	37	53	-30.19%
All Pending	40	47	-14.89%

Financing (Sold)

Assumption	0
Cash	7
Conventional	18
FHA	14
Other	0
Owner	1
VA	5

Days on Market (Sold)

0	3
1 to 10	13
11 to 20	7
21 to 30	4
31 to 60	9
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	0
361 to 720	0
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	1	0	0	0	0	1	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	2	2	0	0	0	0	4	0	1
\$200K to \$249,999	1	1	0	1	0	0	0	3	2	0
\$250K to \$299,999	3	0	7	0	0	0	0	10	11	0
\$300K to \$399,999	1	0	17	0	6	0	0	24	51	0
\$400K to \$499,999	0	0	1	0	1	0	0	2	9	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	4	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	4	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	3	29	1	7	0	0	45	82	1
Avg Sold Price	\$263,580	\$194,667	\$326,121	\$222,000	\$380,691	\$0	\$0	\$316,583		
Prev Year - Avg Sold Price	\$229,225	\$159,900	\$320,392	\$0	\$456,605	\$0	\$0	\$328,738		
Avg Sold % Change	14.99%	21.74%	1.79%	0.00%	-16.63%	0.00%	0.00%	-3.70%		
Prev Year - # of Solds	4	1	24	0	6	0	0	35		

Active Detail