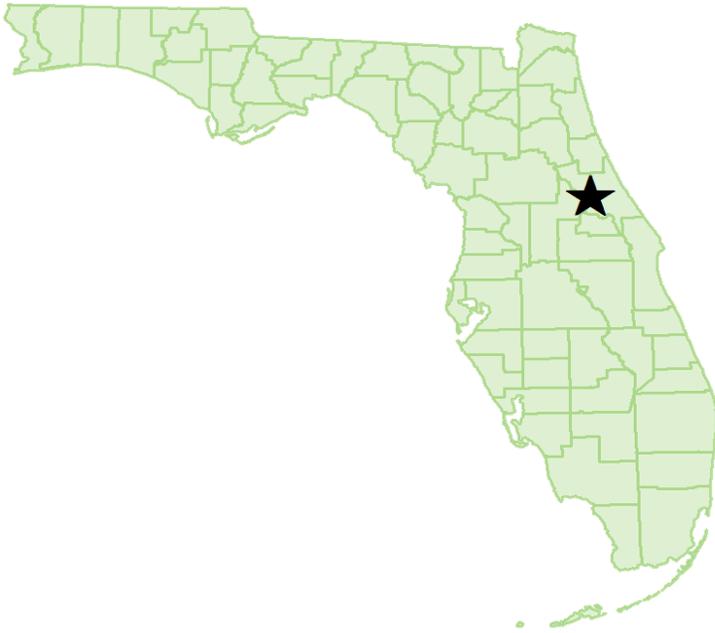


Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



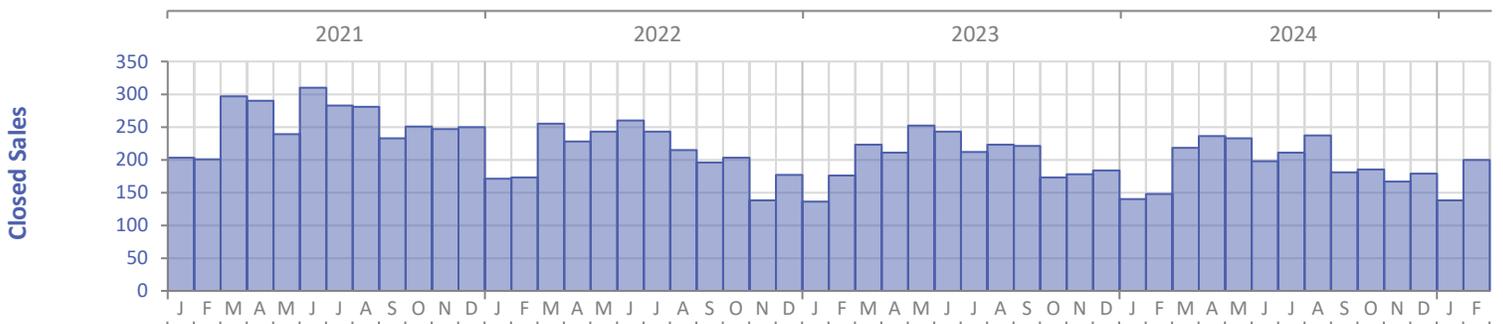
Summary Statistics	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	200	148	35.1%
Paid in Cash	54	53	1.9%
Median Sale Price	\$335,000	\$335,000	0.0%
Average Sale Price	\$386,902	\$407,376	-5.0%
Dollar Volume	\$77.4 Million	\$60.3 Million	28.3%
Median Percent of Original List Price Received	95.4%	95.6%	-0.2%
Median Time to Contract	49 Days	48 Days	2.1%
Median Time to Sale	82 Days	84 Days	-2.4%
New Pending Sales	222	237	-6.3%
New Listings	298	265	12.5%
Pending Inventory	259	275	-5.8%
Inventory (Active Listings)	857	591	45.0%
Months Supply of Inventory	4.3	2.9	48.3%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	338	17.4%
February 2025	200	35.1%
January 2025	138	-1.4%
December 2024	179	-2.7%
November 2024	167	-6.2%
October 2024	185	6.9%
September 2024	181	-18.1%
August 2024	237	6.3%
July 2024	211	-0.5%
June 2024	198	-18.5%
May 2024	233	-7.5%
April 2024	236	11.8%
March 2024	218	-2.2%
February 2024	148	-15.9%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, March 20, 2025. Next data release is Thursday, April 24, 2025.

Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



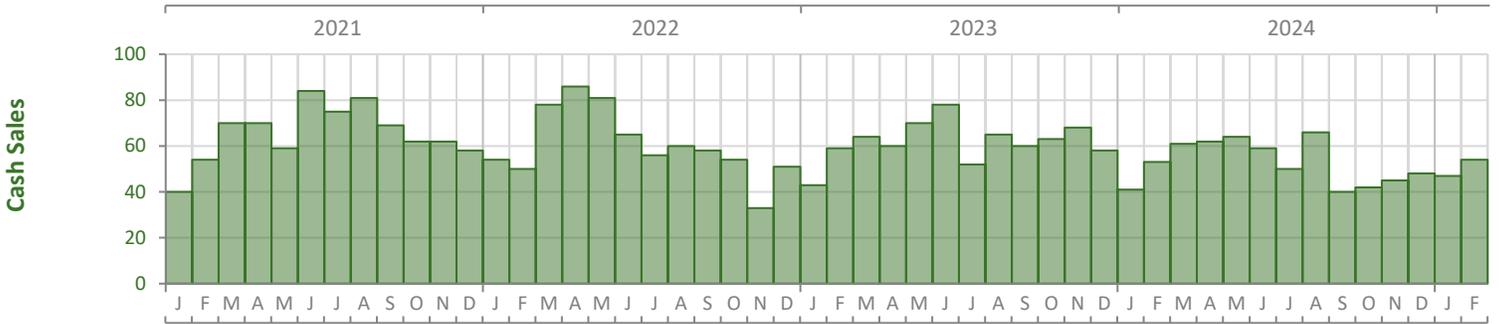
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Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	101	7.4%
February 2025	54	1.9%
January 2025	47	14.6%
December 2024	48	-17.2%
November 2024	45	-33.8%
October 2024	42	-33.3%
September 2024	40	-33.3%
August 2024	66	1.5%
July 2024	50	-3.8%
June 2024	59	-24.4%
May 2024	64	-8.6%
April 2024	62	3.3%
March 2024	61	-4.7%
February 2024	53	-10.2%

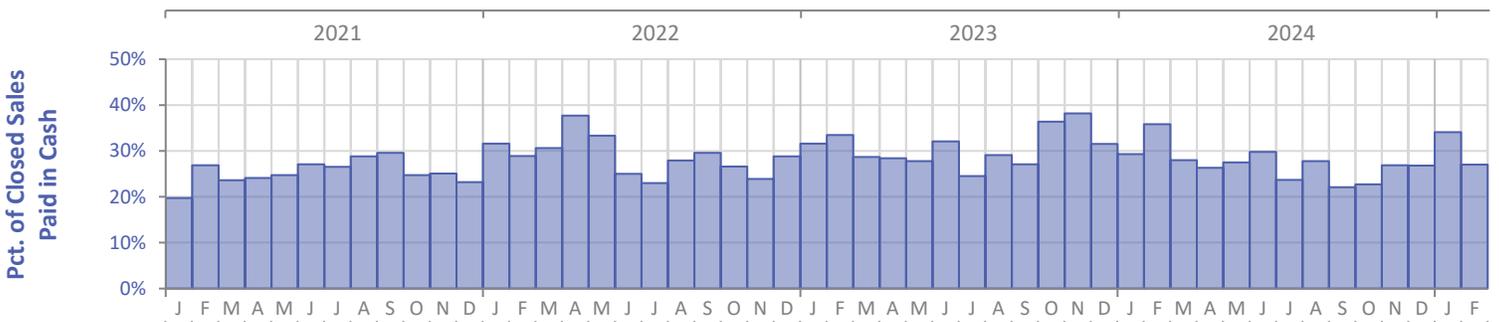


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	29.9%	-8.3%
February 2025	27.0%	-24.6%
January 2025	34.1%	16.4%
December 2024	26.8%	-14.9%
November 2024	26.9%	-29.6%
October 2024	22.7%	-37.6%
September 2024	22.1%	-18.5%
August 2024	27.8%	-4.5%
July 2024	23.7%	-3.3%
June 2024	29.8%	-7.2%
May 2024	27.5%	-1.1%
April 2024	26.3%	-7.4%
March 2024	28.0%	-2.4%
February 2024	35.8%	6.9%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



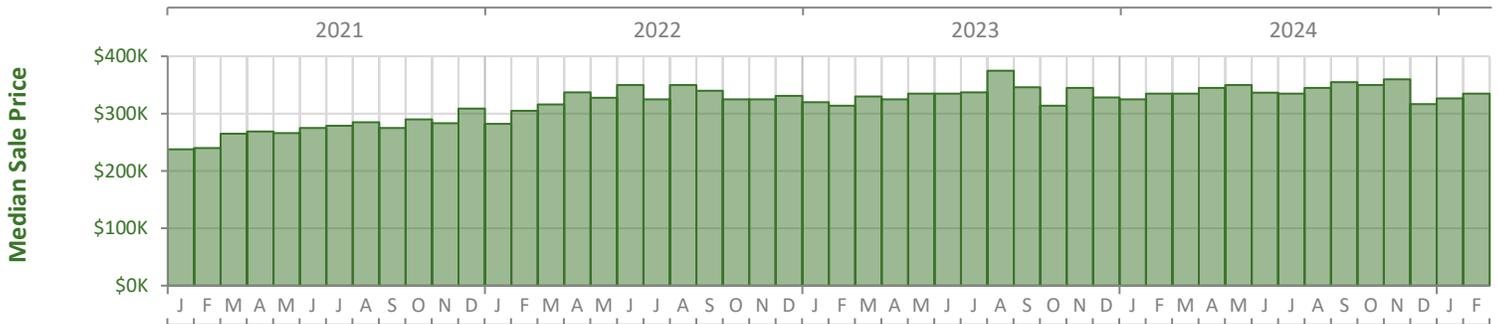
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$330,000	0.0%
February 2025	\$335,000	0.0%
January 2025	\$326,500	0.5%
December 2024	\$316,500	-3.6%
November 2024	\$360,000	4.3%
October 2024	\$349,900	11.4%
September 2024	\$355,000	2.6%
August 2024	\$345,000	-8.0%
July 2024	\$335,000	-0.6%
June 2024	\$336,250	0.4%
May 2024	\$350,000	4.5%
April 2024	\$345,000	6.2%
March 2024	\$334,950	1.5%
February 2024	\$335,000	6.9%

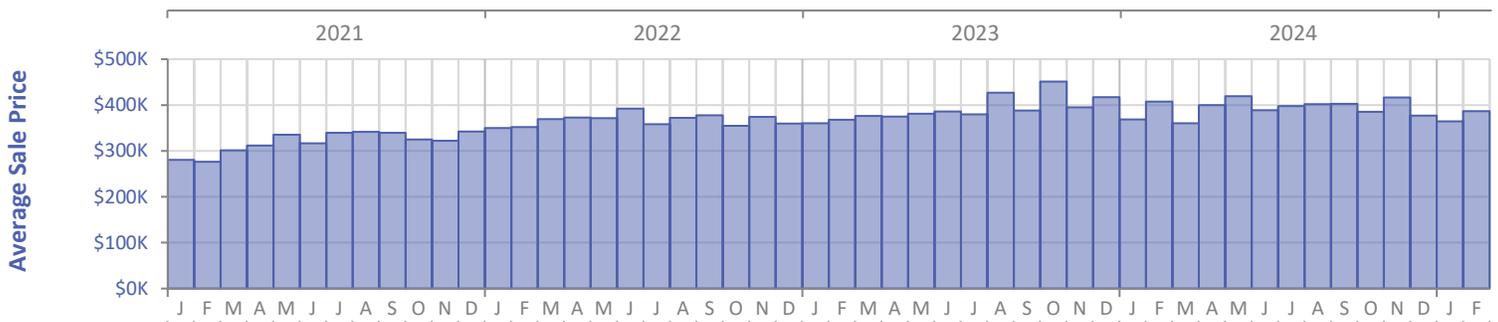


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$377,624	-2.8%
February 2025	\$386,902	-5.0%
January 2025	\$364,177	-1.3%
December 2024	\$377,305	-9.6%
November 2024	\$416,611	5.4%
October 2024	\$385,120	-14.6%
September 2024	\$402,968	3.8%
August 2024	\$401,671	-5.9%
July 2024	\$397,585	4.6%
June 2024	\$388,884	0.7%
May 2024	\$419,400	10.0%
April 2024	\$399,826	6.6%
March 2024	\$360,576	-4.3%
February 2024	\$407,376	10.8%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



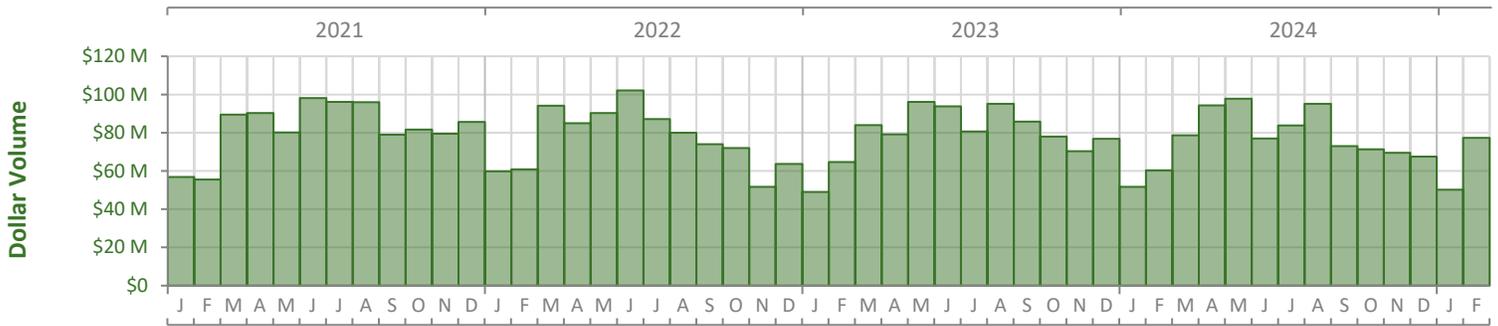
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$127.6 Million	14.0%
February 2025	\$77.4 Million	28.3%
January 2025	\$50.3 Million	-2.7%
December 2024	\$67.5 Million	-12.0%
November 2024	\$69.6 Million	-1.1%
October 2024	\$71.2 Million	-8.7%
September 2024	\$72.9 Million	-15.0%
August 2024	\$95.2 Million	0.0%
July 2024	\$83.9 Million	4.1%
June 2024	\$77.0 Million	-17.9%
May 2024	\$97.7 Million	1.7%
April 2024	\$94.4 Million	19.2%
March 2024	\$78.6 Million	-6.4%
February 2024	\$60.3 Million	-6.8%

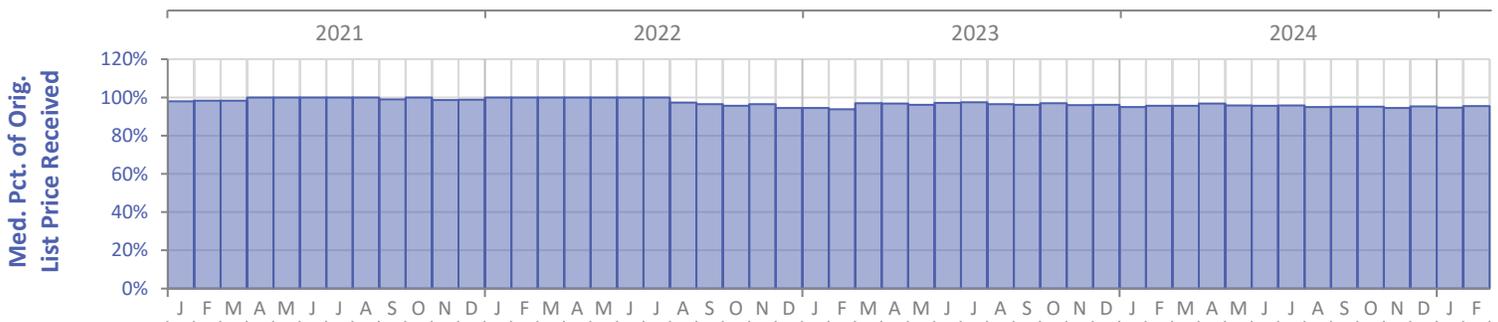


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.8%	-0.7%
February 2025	95.4%	-0.2%
January 2025	94.6%	-0.4%
December 2024	95.3%	-0.8%
November 2024	94.4%	-1.6%
October 2024	95.2%	-1.9%
September 2024	95.2%	-1.0%
August 2024	95.0%	-1.6%
July 2024	95.8%	-1.6%
June 2024	95.6%	-1.6%
May 2024	95.8%	-0.4%
April 2024	96.8%	0.0%
March 2024	95.6%	-1.3%
February 2024	95.6%	1.9%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



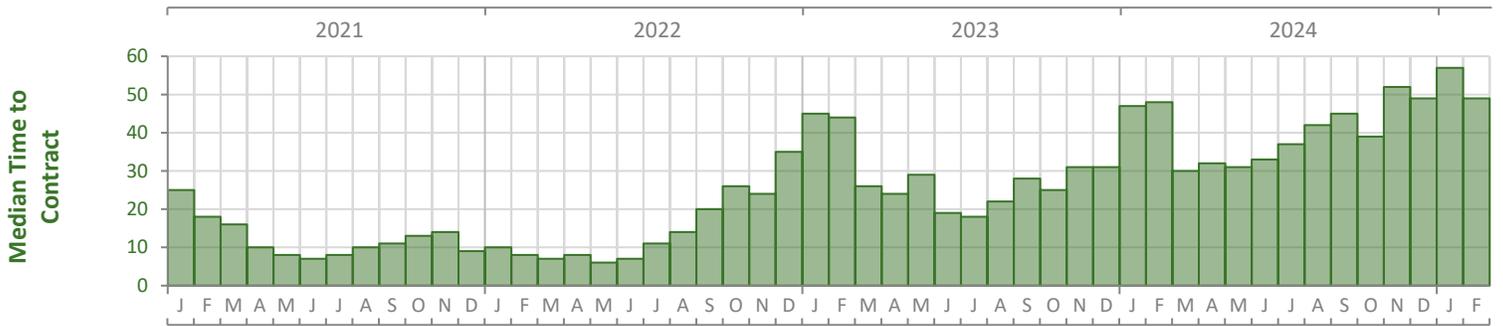
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	55 Days	14.6%
February 2025	49 Days	2.1%
January 2025	57 Days	21.3%
December 2024	49 Days	58.1%
November 2024	52 Days	67.7%
October 2024	39 Days	56.0%
September 2024	45 Days	60.7%
August 2024	42 Days	90.9%
July 2024	37 Days	105.6%
June 2024	33 Days	73.7%
May 2024	31 Days	6.9%
April 2024	32 Days	33.3%
March 2024	30 Days	15.4%
February 2024	48 Days	9.1%

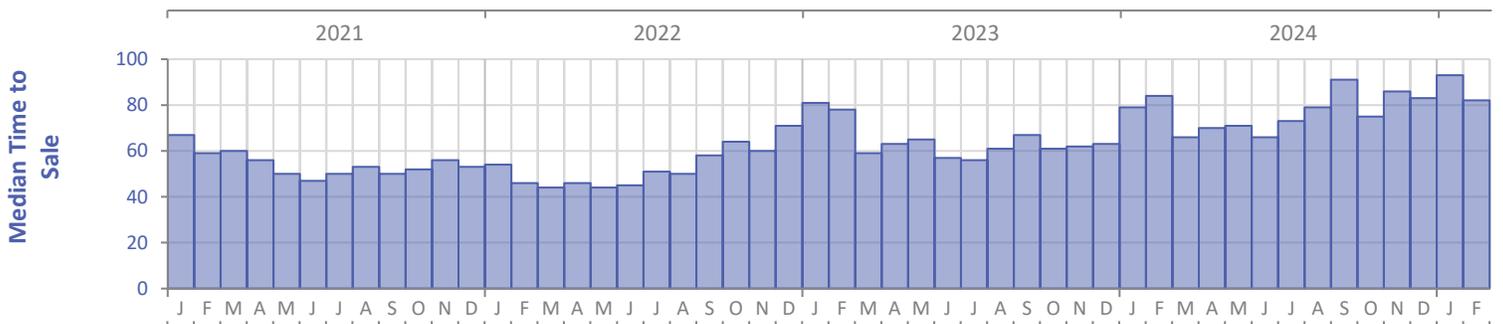


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	92 Days	10.8%
February 2025	82 Days	-2.4%
January 2025	93 Days	17.7%
December 2024	83 Days	31.7%
November 2024	86 Days	38.7%
October 2024	75 Days	23.0%
September 2024	91 Days	35.8%
August 2024	79 Days	29.5%
July 2024	73 Days	30.4%
June 2024	66 Days	15.8%
May 2024	71 Days	9.2%
April 2024	70 Days	11.1%
March 2024	66 Days	11.9%
February 2024	84 Days	7.7%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



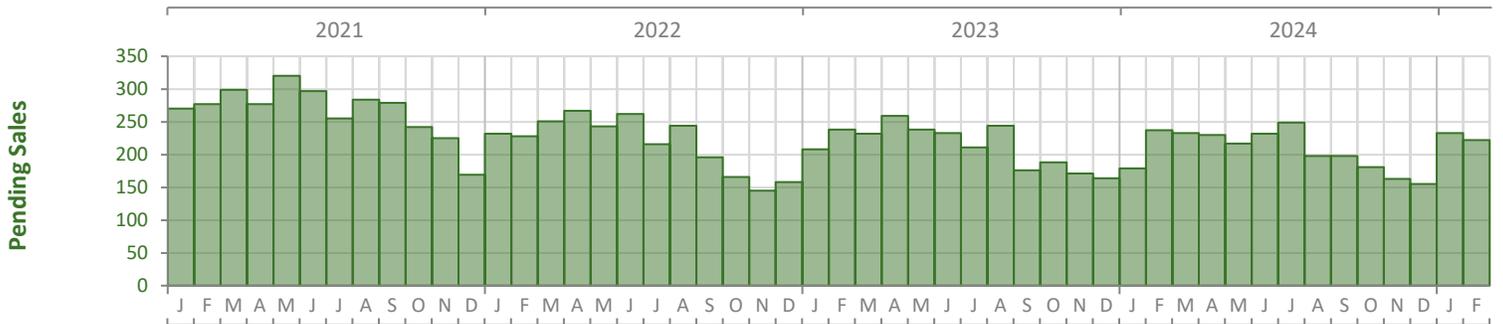
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New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	455	9.4%
February 2025	222	-6.3%
January 2025	233	30.2%
December 2024	155	-5.5%
November 2024	163	-4.7%
October 2024	181	-3.7%
September 2024	198	12.5%
August 2024	198	-18.9%
July 2024	249	18.0%
June 2024	232	-0.4%
May 2024	217	-8.8%
April 2024	230	-11.2%
March 2024	233	0.4%
February 2024	237	-0.4%

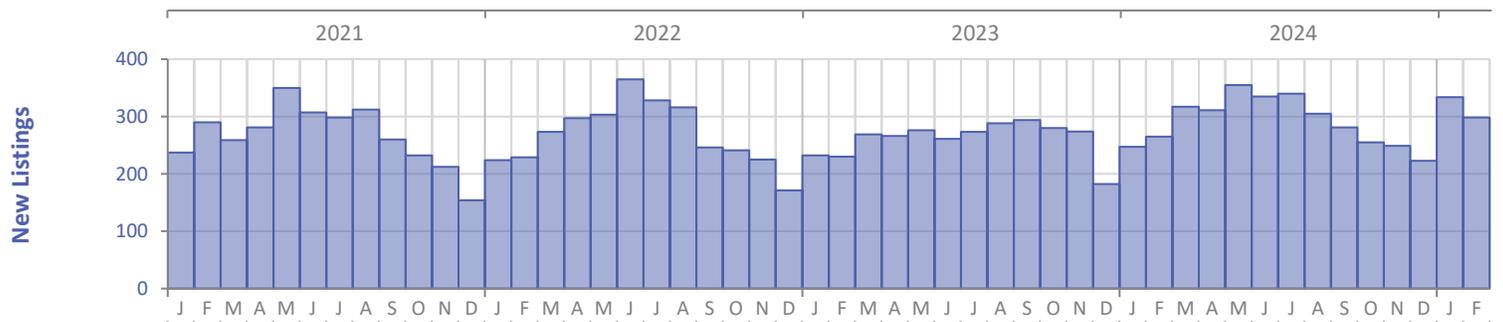


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	632	23.4%
February 2025	298	12.5%
January 2025	334	35.2%
December 2024	223	22.5%
November 2024	249	-9.1%
October 2024	255	-8.9%
September 2024	281	-4.4%
August 2024	305	5.9%
July 2024	340	24.5%
June 2024	335	28.4%
May 2024	355	28.6%
April 2024	311	16.9%
March 2024	317	17.8%
February 2024	265	15.2%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



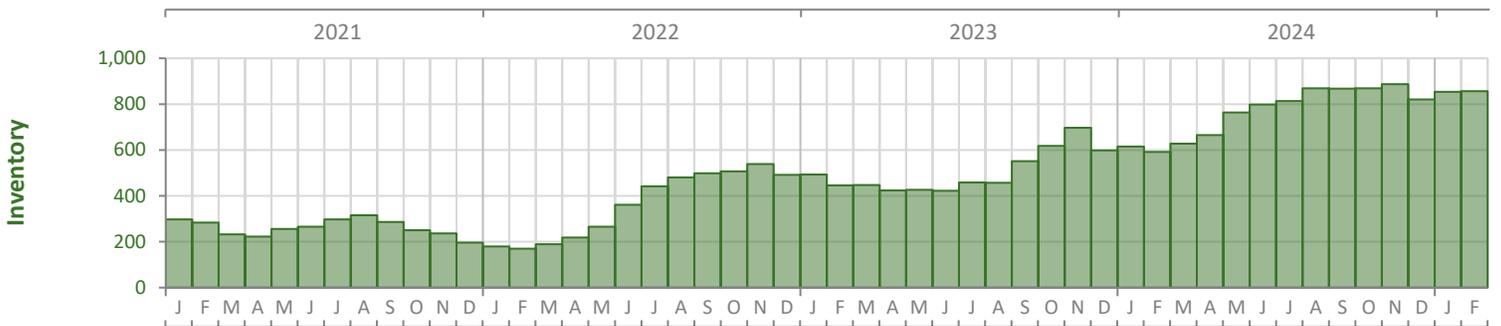
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	856	41.9%
February 2025	857	45.0%
January 2025	854	38.9%
December 2024	821	37.1%
November 2024	887	27.3%
October 2024	869	40.6%
September 2024	868	57.2%
August 2024	869	90.2%
July 2024	813	77.5%
June 2024	799	89.3%
May 2024	763	78.7%
April 2024	665	56.8%
March 2024	628	40.5%
February 2024	591	32.5%



Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	4.4	46.7%
February 2025	4.3	48.3%
January 2025	4.4	46.7%
December 2024	4.2	40.0%
November 2024	4.6	35.3%
October 2024	4.4	41.9%
September 2024	4.5	66.7%
August 2024	4.4	91.3%
July 2024	4.1	78.3%
June 2024	4.1	95.2%
May 2024	3.8	81.0%
April 2024	3.3	57.1%
March 2024	3.1	40.9%
February 2024	2.9	31.8%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	2	-33.3%
\$150,000 - \$199,999	12	50.0%
\$200,000 - \$249,999	19	72.7%
\$250,000 - \$299,999	36	12.5%
\$300,000 - \$399,999	68	36.0%
\$400,000 - \$599,999	39	44.4%
\$600,000 - \$999,999	20	42.9%
\$1,000,000 or more	3	0.0%

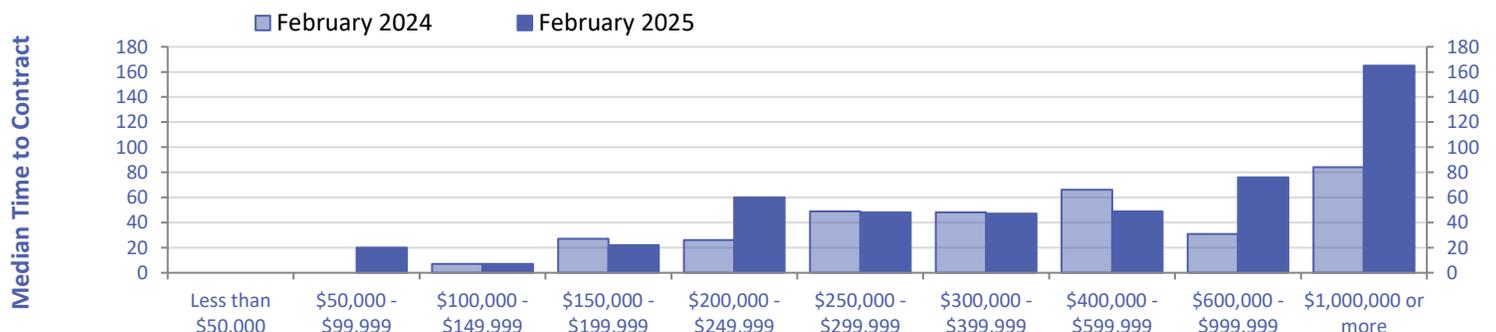


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	20 Days	N/A
\$100,000 - \$149,999	7 Days	0.0%
\$150,000 - \$199,999	22 Days	-18.5%
\$200,000 - \$249,999	60 Days	130.8%
\$250,000 - \$299,999	48 Days	-2.0%
\$300,000 - \$399,999	47 Days	-2.1%
\$400,000 - \$599,999	49 Days	-25.8%
\$600,000 - \$999,999	76 Days	145.2%
\$1,000,000 or more	165 Days	96.4%



Monthly Market Detail - February 2025

Single-Family Homes

West Volusia Association of REALTORS®



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New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	1	N/A
\$100,000 - \$149,999	2	-33.3%
\$150,000 - \$199,999	10	11.1%
\$200,000 - \$249,999	21	-4.5%
\$250,000 - \$299,999	46	31.4%
\$300,000 - \$399,999	97	4.3%
\$400,000 - \$599,999	83	25.8%
\$600,000 - \$999,999	30	25.0%
\$1,000,000 or more	8	-38.5%



Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	4	300.0%
\$100,000 - \$149,999	4	33.3%
\$150,000 - \$199,999	20	53.8%
\$200,000 - \$249,999	47	62.1%
\$250,000 - \$299,999	117	98.3%
\$300,000 - \$399,999	275	34.1%
\$400,000 - \$599,999	245	49.4%
\$600,000 - \$999,999	106	45.2%
\$1,000,000 or more	39	-11.4%

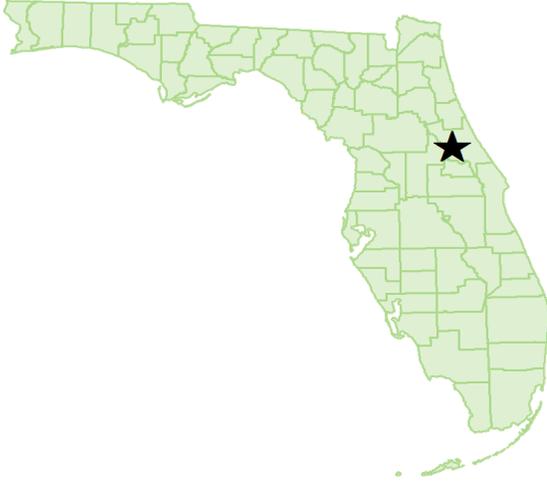


Monthly Distressed Market - February 2025

Single-Family Homes

West Volusia Association of REALTORS®

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		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	195	141	38.3%
	Median Sale Price	\$335,000	\$337,500	-0.7%
Foreclosure/REO	Closed Sales	5	7	-28.6%
	Median Sale Price	\$319,000	\$173,250	84.1%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

