

February 2025

32130, De Leon Springs, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$1,315,000	\$1,427,500	-7.88%
Avg Sold Price	\$657,500	\$475,833	38.18%
Median Sold Price	\$657,500	\$447,500	46.93%
Units Sold	2	3	-33.33%
Avg Days on Market	84	25	236.00%
Avg List Price for Solds	\$712,500	\$465,500	53.06%
Avg SP to OLP Ratio	94.3%	101.6%	-7.24%
Ratio of Avg SP to Avg OLP	751.4%	101.1%	643.32%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$657,500	\$475,833	38.18%
Attached Units Sold	0	0	%
Detached Units Sold	2	3	-33.33%

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

	Feb 2025	Feb 2024	% Change
Active Listings	8	9	-11.11%
New Listings	7	3	133.33%
New Under Contracts	3	2	50.00%
New Pending	3	2	50.00%
All Pending	5	4	25.00%

Financing (Sold)

Assumption	0
Cash	1
Conventional	1
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	1
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
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	
< \$50,000	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	1
\$200K to \$249,999	0	0	0	0	0	0	0	0
\$250K to \$299,999	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	3
\$400K to \$499,999	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	3
\$800K to \$999,999	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	1	0	0	1
Total	1	0	0	0	1	0	0	2
Avg Sold Price	\$165,000	\$0	\$0	\$0	\$1,150,000	\$0	\$0	\$657,500
Prev Year - Avg Sold Price	\$0	\$0	\$490,000	\$0	\$0	\$0	\$447,500	\$475,833
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	38.18%
Prev Year - # of Solds	0	0	2	0	0	0	1	3

Active Detail

Active Listings	
SFH/Villa	Cnd/Coop/TH
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
3	0
0	0
2	0
3	0
0	0
0	0
8	0