

August 2025

32130, De Leon Springs, FL

Sold Summary

|                            | Aug 2025    | Aug 2024  | % Change |
|----------------------------|-------------|-----------|----------|
| Sold Dollar Volume         | \$1,069,999 | \$545,700 | 96.08%   |
| Avg Sold Price             | \$535,000   | \$272,850 | 96.08%   |
| Median Sold Price          | \$535,000   | \$272,850 | 96.08%   |
| Units Sold                 | 2           | 2         | 0.00%    |
| Avg Days on Market         | 29          | 47        | -38.30%  |
| Avg List Price for Solds   | \$549,700   | \$271,850 | 102.21%  |
| Avg SP to OLP Ratio        | 96.5%       | 94.0%     | 2.66%    |
| Ratio of Avg SP to Avg OLP | 96.4%       | 91.7%     | 5.17%    |
| Attached Avg Sold Price    | \$0         | \$0       | %        |
| Detached Avg Sold Price    | \$535,000   | \$272,850 | 96.08%   |
| Attached Units Sold        | 0           | 0         | %        |
| Detached Units Sold        | 2           | 2         | 0.00%    |

- 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

|                     | Aug 2025 | Aug 2024 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 11       | 13       | -15.38%  |
| New Listings        | 3        | 1        | 200.00%  |
| New Under Contracts | 8        | 3        | 166.67%  |
| New Pending         | 8        | 5        | 60.00%   |
| All Pending         | 8        | 6        | 33.33%   |

Financing (Sold)

|              |   |
|--------------|---|
| Assumption   | 0 |
| Cash         | 1 |
| Conventional | 0 |
| FHA          | 1 |
| 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   | 1 |
| 61 to 90   | 0 |
| 91 to 120  | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| 721+       | 0 |

Sold Detail

|                            | 2 or Less BR |             | 3 BR      |             | 4 or More BR |             | All        |           | Active Listings |             |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|-----------|-----------------|-------------|
| Price Ranges               | SFH/Villa    | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa    | Cnd/Coop/TH | MH/Man/Mod | Total     | 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               | 0           |
| \$200K to \$249,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 1               | 0           |
| \$250K to \$299,999        | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 1         | 0               | 0           |
| \$300K to \$399,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 4               | 0           |
| \$400K to \$499,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$500K to \$599,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 1               | 0           |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 1            | 0           | 0          | 1         | 0               | 0           |
| \$800K to \$999,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$1,000,000+               | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 2               | 0           |
| Total                      | 0            | 0           | 1         | 0           | 1            | 0           | 0          | 2         | 8               | 0           |
| Avg Sold Price             | \$0          | \$0         | \$299,999 | \$0         | \$770,000    | \$0         | \$0        | \$535,000 |                 |             |
| Prev Year - Avg Sold Price | \$200,000    | \$0         | \$0       | \$0         | \$345,700    | \$0         | \$0        | \$272,850 |                 |             |
| Avg Sold % Change          | 0.00%        | 0.00%       | 0.00%     | 0.00%       | 122.74%      | 0.00%       | 0.00%      | 96.08%    |                 |             |
| Prev Year - # of Solds     | 1            | 0           | 0         | 0           | 1            | 0           | 0          | 2         |                 |             |

Active Detail

| Active Listings |             |
|-----------------|-------------|
| SFH/Villa       | Cnd/Coop/TH |
| 0               | 0           |
| 0               | 0           |
| 0               | 0           |
| 0               | 0           |
| 0               | 0           |
| 1               | 0           |
| 0               | 0           |
| 4               | 0           |
| 0               | 0           |
| 0               | 0           |
| 1               | 0           |
| 0               | 0           |
| 0               | 0           |
| 2               | 0           |
| 8               | 0           |