

February 2024

32713, Debary, FL

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$10,908,400	\$15,734,260	-30.67%
Avg Sold Price	\$363,613	\$383,762	-5.25%
Median Sold Price	\$370,000	\$380,420	-2.74%
Units Sold	30	41	-26.83%
Avg Days on Market	74	42	76.19%
Avg List Price for Solds	\$371,138	\$395,213	-6.09%
Avg SP to OLP Ratio	94.8%	94.5%	0.26%
Ratio of Avg SP to Avg OLP	99.6%	94.1%	5.82%
Attached Avg Sold Price	\$367,333	\$345,072	6.45%
Detached Avg Sold Price	\$363,200	\$389,136	-6.67%
Attached Units Sold	3	5	-40.00%
Detached Units Sold	27	36	-25.00%

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

	Feb 2024	Feb 2023	% Change
Active Listings	109	91	19.78%
New Listings	53	49	8.16%
New Under Contracts	53	71	-25.35%
New Pending	54	74	-27.03%
All Pending	66	113	-41.59%

Financing (Sold)

Assumption	0
Cash	8
Conventional	12
FHA	6
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	8
11 to 20	3
21 to 30	2
31 to 60	5
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	0
361 to 720	2
721+	0

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All		Active Listings	
	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	1	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	0	2	0	0	0	1	3	0	0
\$200K to \$249,999	0	0	0	0	0	0	0	0	1	1
\$250K to \$299,999	0	0	2	0	0	0	0	2	3	0
\$300K to \$399,999	2	0	7	3	3	0	0	15	33	16
\$400K to \$499,999	0	0	2	0	4	0	0	6	22	1
\$500K to \$599,999	0	0	1	0	1	0	0	2	11	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	9	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	2	0
Total	2	0	14	3	9	0	2	30	82	18
Avg Sold Price	\$324,500	\$0	\$341,532	\$367,333	\$461,883	\$0	\$109,500	\$363,613		
Prev Year - Avg Sold Price	\$282,200	\$323,260	\$362,632	\$359,613	\$475,658	\$0	\$0	\$383,762		
Avg Sold % Change	14.99%	0.00%	-5.82%	2.15%	-2.90%	0.00%	0.00%	-5.25%		
Prev Year - # of Solds	5	2	19	3	12	0	0	41		

Active Detail