

April 2024

32713, Debarry, FL

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$23,949,004	\$17,631,167	35.83%
Avg Sold Price	\$435,436	\$391,804	11.14%
Median Sold Price	\$395,990	\$406,000	-2.47%
Units Sold	55	45	22.22%
Avg Days on Market	58	43	34.88%
Avg List Price for Solds	\$445,651	\$401,046	11.12%
Avg SP to OLP Ratio	95.8%	97.7%	-1.93%
Ratio of Avg SP to Avg OLP	95.1%	97.4%	-2.41%
Attached Avg Sold Price	\$327,228	\$0	0%
Detached Avg Sold Price	\$445,802	\$392,981	13.44%
Attached Units Sold	4	0	0%
Detached Units Sold	50	44	13.64%

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

	Apr 2024	Apr 2023	% Change
Active Listings	95	72	31.94%
New Listings	56	38	47.37%
New Under Contracts	54	51	5.88%
New Pendings	54	54	0.00%
All Pendings	78	104	-25.00%

Financing (Sold)

Assumption	0
Cash	11
Conventional	20
FHA	18
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	10
21 to 30	7
31 to 60	9
61 to 90	7
91 to 120	3
121 to 180	5
181 to 360	1
361 to 720	1
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	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	1	0	0	0	0	0	1	0	0
\$200K to \$249,999	0	0	0	0	0	0	1	1	1	0
\$250K to \$299,999	3	0	2	0	0	0	0	5	5	1
\$300K to \$399,999	0	0	14	2	6	0	0	23	17	9
\$400K to \$499,999	0	0	8	1	6	0	0	15	32	0
\$500K to \$599,999	0	0	2	0	3	0	0	5	13	0
\$600K to \$799,999	0	0	1	0	3	0	0	4	9	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	1	0	0	1	1	0
Total	3	1	27	3	19	0	1	55	78	10
Avg Sold Price	\$271,100	\$155,000	\$397,384	\$384,637	\$554,602	\$0	\$210,000	\$435,436		
Prev Year - Avg Sold Price	\$218,250	\$0	\$355,460	\$0	\$485,492	\$0	\$229,000	\$391,804		
Avg Sold % Change	24.22%	0.00%	11.79%	0.00%	14.24%	0.00%	-8.30%	11.14%		
Prev Year - # of Solds	6	0	17	0	20	0	1	45		

Active Detail