

## August 2024

32713, Debarry, FL

### Sold Summary

|                            | Aug 2024     | Aug 2023     | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$17,948,409 | \$18,086,256 | -0.76%   |
| Avg Sold Price             | \$390,183    | \$420,611    | -7.23%   |
| Median Sold Price          | \$375,000    | \$406,490    | -7.75%   |
| Units Sold                 | 46           | 43           | 6.98%    |
| Avg Days on Market         | 50           | 37           | 35.14%   |
| Avg List Price for Solds   | \$401,558    | \$427,872    | -6.15%   |
| Avg SP to OLP Ratio        | 95.1%        | 96.4%        | -1.35%   |
| Ratio of Avg SP to Avg OLP | 97.8%        | 96.5%        | 1.34%    |
| Attached Avg Sold Price    | \$257,473    | \$0          | 0%       |
| Detached Avg Sold Price    | \$402,822    | \$420,611    | -4.23%   |
| Attached Units Sold        | 4            | 0            | 0%       |
| Detached Units Sold        | 42           | 43           | -2.33%   |

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

|                     | Aug 2024 | Aug 2023 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 124      | 102      | 21.57%   |
| New Listings        | 51       | 61       | -16.39%  |
| New Under Contracts | 34       | 58       | -41.38%  |
| New Pendings        | 37       | 64       | -42.19%  |
| All Pendings        | 56       | 83       | -32.53%  |

### Financing (Sold)

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 15 |
| Conventional | 21 |
| FHA          | 7  |
| Other        | 0  |
| Owner        | 1  |
| VA           | 2  |

### Days on Market (Sold)

|            |    |
|------------|----|
| 0          | 2  |
| 1 to 10    | 15 |
| 11 to 20   | 6  |
| 21 to 30   | 4  |
| 31 to 60   | 9  |
| 61 to 90   | 5  |
| 91 to 120  | 2  |
| 121 to 180 | 1  |
| 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        | 1            | 0           | 0         | 0           | 0            | 0           | 0          | 1         | 0               | 0           |
| \$150K to \$199,999        | 0            | 0           | 0         | 0           | 0            | 0           | 1          | 1         | 0               | 1           |
| \$200K to \$249,999        | 2            | 3           | 1         | 0           | 0            | 0           | 1          | 7         | 1               | 1           |
| \$250K to \$299,999        | 2            | 0           | 0         | 0           | 0            | 0           | 1          | 3         | 4               | 2           |
| \$300K to \$399,999        | 2            | 0           | 12        | 1           | 1            | 0           | 0          | 16        | 29              | 10          |
| \$400K to \$499,999        | 0            | 0           | 6         | 0           | 3            | 0           | 0          | 9         | 32              | 0           |
| \$500K to \$599,999        | 0            | 0           | 4         | 0           | 2            | 0           | 0          | 6         | 15              | 0           |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 3            | 0           | 0          | 3         | 18              | 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         | 0               | 0           |
| <b>Total</b>               | <b>7</b>     | <b>3</b>    | <b>23</b> | <b>1</b>    | <b>9</b>     | <b>0</b>    | <b>3</b>   | <b>46</b> | <b>100</b>      | <b>14</b>   |
| Avg Sold Price             | \$254,986    | \$223,300   | \$408,830 | \$359,990   | \$561,559    | \$0         | \$225,500  | \$390,183 |                 |             |
| Prev Year - Avg Sold Price | \$283,667    | \$0         | \$413,968 | \$0         | \$480,683    | \$0         | \$0        | \$420,611 |                 |             |
| Avg Sold % Change          | -10.11%      | 0.00%       | -1.24%    | 0.00%       | 16.83%       | 0.00%       | 0.00%      | -7.23%    |                 |             |
| Prev Year - # of Solds     | 6            | 0           | 21        | 0           | 16           | 0           | 0          | 43        |                 |             |

### Active Detail