

February 2025

32713, Debary, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$18,755,262	\$10,908,400	71.93%
Avg Sold Price	\$436,169	\$363,613	19.95%
Median Sold Price	\$406,410	\$370,000	9.84%
Units Sold	43	30	43.33%
Avg Days on Market	46	74	-37.84%
Avg List Price for Solds	\$446,642	\$371,138	20.34%
Avg SP to OLP Ratio	94.9%	94.8%	0.17%
Ratio of Avg SP to Avg OLP	95.4%	99.6%	-4.20%
Attached Avg Sold Price	\$0	\$367,333	0%
Detached Avg Sold Price	\$436,169	\$363,200	20.09%
Attached Units Sold	0	3	0%
Detached Units Sold	43	27	59.26%

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	152	108	40.74%
New Listings	52	53	-1.89%
New Under Contracts	51	54	-5.56%
New Pendings	54	55	-1.82%
All Pendings	58	67	-13.43%

Financing (Sold)

Assumption	0
Cash	11
Conventional	19
FHA	9
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	3
1 to 10	9
11 to 20	5
21 to 30	1
31 to 60	12
61 to 90	7
91 to 120	4
121 to 180	2
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	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	1	0	0	0	0	2	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	3
\$200K to \$249,999	0	0	0	0	0	0	0	0	5	1
\$250K to \$299,999	1	0	4	0	0	0	1	6	8	2
\$300K to \$399,999	0	0	12	0	1	0	0	13	36	8
\$400K to \$499,999	0	0	7	0	1	0	0	8	47	3
\$500K to \$599,999	0	0	1	0	6	0	0	7	18	0
\$600K to \$799,999	0	0	2	0	5	0	0	7	11	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	0	0
Total	2	0	27	0	13	0	1	43	125	17
Avg Sold Price	\$212,500	\$0	\$396,124	\$0	\$564,993	\$0	\$290,000	\$436,169		
Prev Year - Avg Sold Price	\$324,500	\$0	\$341,532	\$367,333	\$461,883	\$0	\$109,500	\$363,613		
Avg Sold % Change	-34.51%	0.00%	15.98%	0.00%	22.32%	0.00%	164.84%	19.95%		
Prev Year - # of Solds	2	0	14	3	9	0	2	30		

Active Detail