

March 2025

32713, Debary, FL

Sold Summary

	Mar 2025	Mar 2024	% Change
Sold Dollar Volume	\$16,103,159	\$17,421,346	-7.57%
Avg Sold Price	\$383,409	\$378,725	1.24%
Median Sold Price	\$380,000	\$386,240	-1.62%
Units Sold	42	46	-8.70%
Avg Days on Market	72	64	12.50%
Avg List Price for Solds	\$392,906	\$385,441	1.94%
Avg SP to OLP Ratio	93.9%	95.7%	-1.89%
Ratio of Avg SP to Avg OLP	93.7%	96.0%	-2.39%
Attached Avg Sold Price	\$315,017	\$303,750	3.71%
Detached Avg Sold Price	\$388,669	\$386,374	0.59%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	39	41	-4.88%

- 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

	Mar 2025	Mar 2024	% Change
Active Listings	138	89	55.06%
New Listings	56	40	40.00%
New Under Contracts	66	64	3.13%
New Pending	69	68	1.47%
All Pending	75	82	-8.54%

Financing (Sold)

Assumption	0
Cash	10
Conventional	13
FHA	15
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	5
21 to 30	4
31 to 60	7
61 to 90	4
91 to 120	8
121 to 180	3
181 to 360	4
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	1
\$200K to \$249,999	1	1	0	0	0	0	2	4	4	0
\$250K to \$299,999	0	0	1	0	0	0	1	2	8	2
\$300K to \$399,999	0	0	14	2	5	0	0	21	33	8
\$400K to \$499,999	0	0	6	0	4	0	0	10	42	1
\$500K to \$599,999	0	0	2	0	1	0	0	3	21	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	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	1	1	23	2	12	0	3	42	119	12
Avg Sold Price	\$202,000	\$220,000	\$391,180	\$362,525	\$437,332	\$0	\$237,000	\$383,409		
Prev Year - Avg Sold Price	\$299,975	\$80,000	\$367,371	\$378,333	\$453,301	\$0	\$299,000	\$378,725		
Avg Sold % Change	-32.66%	175.00%	6.48%	-4.18%	-3.52%	0.00%	-20.74%	1.24%		
Prev Year - # of Solds	4	1	23	3	13	0	1	46		

Active Detail