

May 2025

32713, Debary, FL

Sold Summary

	May 2025	May 2024	% Change
Sold Dollar Volume	\$22,610,859	\$21,811,882	3.66%
Avg Sold Price	\$396,682	\$369,693	7.30%
Median Sold Price	\$379,990	\$368,990	2.98%
Units Sold	57	59	-3.39%
Avg Days on Market	59	72	-18.06%
Avg List Price for Solds	\$405,002	\$375,805	7.77%
Avg SP to OLP Ratio	94.2%	95.9%	-1.73%
Ratio of Avg SP to Avg OLP	93.8%	95.8%	-2.10%
Attached Avg Sold Price	\$304,523	\$364,197	-16.39%
Detached Avg Sold Price	\$401,015	\$370,555	8.22%
Attached Units Sold	2	8	-75.00%
Detached Units Sold	54	51	5.88%

- 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

	May 2025	May 2024	% Change
Active Listings	150	105	42.86%
New Listings	63	54	16.67%
New Under Contracts	69	49	40.82%
New Pending	72	50	44.00%
All Pending	84	62	35.48%

Financing (Sold)

Assumption	0
Cash	9
Conventional	18
FHA	23
Other	2
Owner	0
VA	5

Days on Market (Sold)

0	7
1 to 10	8
11 to 20	8
21 to 30	6
31 to 60	9
61 to 90	5
91 to 120	4
121 to 180	6
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	1
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$249,999	1	0	0	0	0	0	2	3	7	1
\$250K to \$299,999	1	0	3	1	0	0	1	6	9	1
\$300K to \$399,999	0	0	13	1	10	0	0	25	33	9
\$400K to \$499,999	0	0	6	0	12	0	0	18	39	0
\$500K to \$599,999	0	0	0	0	3	0	0	3	23	0
\$600K to \$799,999	0	0	1	0	1	0	0	2	11	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	2	0	23	2	26	0	3	57	126	13
Avg Sold Price	\$255,000	\$0	\$381,198	\$304,523	\$448,822	\$0	\$235,967	\$396,682		
Prev Year - Avg Sold Price	\$265,800	\$0	\$381,207	\$364,197	\$466,551	\$0	\$213,200	\$369,693		
Avg Sold % Change	-4.06%	0.00%	0.00%	-16.39%	-3.80%	0.00%	10.68%	7.30%		
Prev Year - # of Solds	10	0	19	8	17	0	5	59		

Active Detail