

June 2025

32713, Debary, FL

Sold Summary

	Jun 2025	Jun 2024	% Change
Sold Dollar Volume	\$27,348,588	\$19,720,028	38.68%
Avg Sold Price	\$402,185	\$419,575	-4.14%
Median Sold Price	\$392,500	\$399,900	-1.85%
Units Sold	68	47	44.68%
Avg Days on Market	57	61	-6.56%
Avg List Price for Solds	\$406,674	\$432,212	-5.91%
Avg SP to OLP Ratio	95.7%	96.6%	-0.88%
Ratio of Avg SP to Avg OLP	95.7%	93.8%	1.96%
Attached Avg Sold Price	\$375,000	\$373,212	0.48%
Detached Avg Sold Price	\$402,591	\$423,888	-5.02%
Attached Units Sold	1	4	-75.00%
Detached Units Sold	67	43	55.81%

- 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

	Jun 2025	Jun 2024	% Change
Active Listings	138	99	39.39%
New Listings	49	52	-5.77%
New Under Contracts	53	51	3.92%
New Pendings	56	56	0.00%
All Pendings	68	61	11.48%

Financing (Sold)

Assumption	0
Cash	8
Conventional	30
FHA	20
Other	3
Owner	0
VA	7

Days on Market (Sold)

0	6
1 to 10	16
11 to 20	10
21 to 30	5
31 to 60	10
61 to 90	5
91 to 120	3
121 to 180	6
181 to 360	7
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	1
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	0	0	1	0	0	0	1	2	0	0
\$200K to \$249,999	1	0	2	0	0	0	2	5	4	2
\$250K to \$299,999	3	0	1	0	0	0	0	4	9	1
\$300K to \$399,999	0	0	18	1	5	0	0	24	36	4
\$400K to \$499,999	0	0	9	0	12	0	0	21	41	0
\$500K to \$599,999	0	0	2	0	6	0	0	8	16	0
\$600K to \$799,999	0	0	0	0	4	0	0	4	10	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	4	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	0	33	1	27	0	3	68	120	9
Avg Sold Price	\$256,500	\$0	\$371,718	\$375,000	\$484,662	\$0	\$198,333	\$402,185		
Prev Year - Avg Sold Price	\$275,143	\$0	\$402,764	\$373,212	\$561,095	\$0	\$211,667	\$419,575		
Avg Sold % Change	-6.78%	0.00%	-7.71%	0.48%	-13.62%	0.00%	-6.30%	-4.14%		
Prev Year - # of Solds	7	0	18	4	15	0	3	47		

Active Detail