

August 2025

32713, Debary, FL

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$18,951,003	\$17,948,409	5.59%
Avg Sold Price	\$371,588	\$390,183	-4.77%
Median Sold Price	\$380,000	\$375,000	1.33%
Units Sold	51	46	10.87%
Avg Days on Market	55	50	10.00%
Avg List Price for Solds	\$377,004	\$401,558	-6.11%
Avg SP to OLP Ratio	96.2%	95.1%	1.22%
Ratio of Avg SP to Avg OLP	96.5%	97.8%	-1.39%
Attached Avg Sold Price	\$282,628	\$257,473	9.77%
Detached Avg Sold Price	\$379,159	\$402,822	-5.87%
Attached Units Sold	4	4	0.00%
Detached Units Sold	47	42	11.90%

- 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 2025	Aug 2024	% Change
Active Listings	129	124	4.03%
New Listings	55	51	7.84%
New Under Contracts	55	34	61.76%
New Pending	57	37	54.05%
All Pending	77	56	37.50%

Financing (Sold)

Assumption	0
Cash	4
Conventional	29
FHA	15
Other	2
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	15
11 to 20	6
21 to 30	3
31 to 60	11
61 to 90	3
91 to 120	3
121 to 180	4
181 to 360	3
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	1	1	0	0	0	0	0	2	0	0
\$200K to \$249,999	3	0	0	0	0	0	0	3	2	1
\$250K to \$299,999	3	0	4	1	0	0	0	8	11	1
\$300K to \$399,999	2	0	12	2	2	0	0	18	37	7
\$400K to \$499,999	1	0	6	0	9	0	0	16	36	0
\$500K to \$599,999	0	0	0	0	4	0	0	4	11	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	12	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
Total	10	1	22	3	15	0	0	51	110	10
Avg Sold Price	\$278,575	\$185,000	\$362,274	\$315,170	\$470,980	\$0	\$0	\$371,588		
Prev Year - Avg Sold Price	\$254,986	\$223,300	\$408,830	\$359,990	\$561,559	\$0	\$225,500	\$390,183		
Avg Sold % Change	9.25%	-17.15%	-11.39%	-12.45%	-16.13%	0.00%	0.00%	-4.77%		
Prev Year - # of Solds	7	3	23	1	9	0	3	46		

Active Detail

Active Listings	
SFH/Villa	Cnd/Coop/TH
0	0
0	0
0	0
0	1
0	0
2	1
11	1
37	7
36	0
11	0
12	0
1	0
0	0
110	10