

## October 2025

32713, DeBary, FL

## Sold Summary

	Oct 2025	Oct 2024	% Change
Sold Dollar Volume	\$17,896,245	\$14,187,845	26.14%
Avg Sold Price	\$426,101	\$405,367	5.11%
Median Sold Price	\$412,744	\$377,000	9.48%
Units Sold	42	35	20.00%
Avg Days on Market	53	79	-32.91%
Avg List Price for Solds	\$438,676	\$415,976	5.46%
Avg SP to OLP Ratio	95.2%	94.3%	0.93%
Ratio of Avg SP to Avg OLP	94.5%	94.7%	-0.20%
Attached Avg Sold Price	\$230,000	\$355,043	-35.22%
Detached Avg Sold Price	\$430,884	\$415,779	3.63%
Attached Units Sold	1	6	-83.33%
Detached Units Sold	41	29	41.38%

## 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

	Oct 2025	Oct 2024	% Change
Active Listings	133	127	4.72%
New Listings	65	45	44.44%
New Under Contracts	49	28	75.00%
New Pending	50	29	72.41%
All Pending	69	44	56.82%

## Financing (Sold)

Assumption	0
Cash	8
Conventional	18
FHA	10
Other	2
Owner	0
VA	4

## Days on Market (Sold)

0	3
1 to 10	10
11 to 20	4
21 to 30	3
31 to 60	10
61 to 90	3
91 to 120	4
121 to 180	1
181 to 360	4
361 to 720	0
721+	0

## Sold Detail

	2 or Less BR		3 BR		4 or More BR		All	MH/Man/Mod	Total	Active Listings	
	Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH				
< \$50,000	0	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	1	0	2	0	0	0	0	0	3	0	1
\$200K to \$249,999	1	1	0	0	0	0	0	0	2	7	0
\$250K to \$299,999	1	0	2	0	0	0	0	0	3	9	2
\$300K to \$399,999	0	0	9	0	1	0	0	0	10	33	8
\$400K to \$499,999	0	0	4	0	9	0	1	14	30	0	
\$500K to \$599,999	0	0	1	0	6	0	0	7	15	0	
\$600K to \$799,999	0	0	0	0	2	0	0	2	12	0	
\$800K to \$999,999	0	0	0	0	1	0	0	1	2	0	
\$1,000,000+	0	0	0	0	0	0	0	0	0	1	0
Total	3	1	18	0	19	0	1	42	109	12	
Avg Sold Price	\$233,000	\$230,000	\$361,158	\$0	\$527,969	\$0	\$435,000	\$426,101			
Prev Year - Avg Sold Price	\$0	\$0	\$399,453	\$355,043	\$477,149	\$0	\$170,000	\$405,367			
Avg Sold % Change	0.00%	0.00%	-9.59%	0.00%	10.65%	0.00%	155.88%	5.11%			
Prev Year - # of Solds	0	0	15	6	12	0	2	35			