

December 2025

32713, DeBary, FL

Sold Summary

	Dec 2025	Dec 2024	% Change
Sold Dollar Volume	\$18,690,379	\$15,108,360	23.71%
Avg Sold Price	\$373,808	\$387,394	-3.51%
Median Sold Price	\$370,790	\$355,550	4.29%
Units Sold	50	39	28.21%
Avg Days on Market	67	63	6.35%
Avg List Price for Solds	\$386,842	\$397,354	-2.65%
Avg SP to OLP Ratio	92.4%	93.3%	-1.00%
Ratio of Avg SP to Avg OLP	92.2%	93.5%	-1.35%
Attached Avg Sold Price	\$0	\$310,000	0%
Detached Avg Sold Price	\$373,808	\$389,431	-4.01%
Attached Units Sold	0	1	0%
Detached Units Sold	50	38	31.58%

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

	Dec 2025	Dec 2024	% Change
Active Listings	112	134	-16.42%
New Listings	36	38	-5.26%
New Under Contracts	40	29	37.93%
New Pending	44	29	51.72%
All Pending	60	37	62.16%

Financing (Sold)

Assumption	0
Cash	10
Conventional	20
FHA	15
Other	0
Owner	1
VA	4

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	9
21 to 30	3
31 to 60	12
61 to 90	9
91 to 120	2
121 to 180	3
181 to 360	3
361 to 720	1
721+	0

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	MH/Man/Mod	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	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	1	0	0	0	0	0	0	0	1	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	0
\$150K to \$199,999	0	0	0	0	0	0	1	1	1	0	1
\$200K to \$249,999	1	0	3	0	0	0	2	6	3	0	0
\$250K to \$299,999	1	0	3	0	0	0	0	4	13	0	0
\$300K to \$399,999	1	0	15	0	2	0	0	18	30	6	6
\$400K to \$499,999	0	0	5	0	8	0	0	13	24	0	0
\$500K to \$599,999	0	0	3	0	3	0	0	6	9	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	11	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0	0
Total	4	0	29	0	14	0	3	50	94	7	
Avg Sold Price	\$227,000	\$0	\$363,708	\$0	\$473,667	\$0	\$201,167	\$373,808			
Prev Year - Avg Sold Price	\$252,833	\$0	\$357,449	\$310,000	\$552,439	\$0	\$206,500	\$387,394			
Avg Sold % Change	-10.22%	0.00%	1.75%	0.00%	-14.26%	0.00%	-2.58%	-3.51%			
Prev Year - # of Solds	6	0	19	1	11	0	2	39			