

February 2025

32720, Deland, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$22,835,768	\$12,614,317	81.03%
Avg Sold Price	\$368,319	\$340,927	8.03%
Median Sold Price	\$354,000	\$339,000	4.42%
Units Sold	62	37	67.57%
Avg Days on Market	80	73	9.59%
Avg List Price for Solds	\$382,794	\$348,989	9.69%
Avg SP to OLP Ratio	92.1%	94.0%	-2.11%
Ratio of Avg SP to Avg OLP	91.9%	92.8%	-0.99%
Attached Avg Sold Price	\$169,500	\$0	0%
Detached Avg Sold Price	\$371,578	\$340,927	8.99%
Attached Units Sold	1	0	0%
Detached Units Sold	61	37	64.86%

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

	Feb 2025	Feb 2024	% Change
Active Listings	193	95	103.16%
New Listings	50	47	6.38%
New Under Contracts	50	48	4.17%
New Pendings	53	50	6.00%
All Pendings	54	54	0.00%

Financing (Sold)

Assumption	0
Cash	18
Conventional	16
FHA	20
Other	2
Owner	0
VA	6

Days on Market (Sold)

0	0
1 to 10	6
11 to 20	6
21 to 30	6
31 to 60	12
61 to 90	13
91 to 120	4
121 to 180	9
181 to 360	6
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	1	0	0	0	0	0	0	1	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	1	1	0	1
\$150K to \$199,999	2	1	0	0	1	0	0	4	6	4
\$200K to \$249,999	1	0	2	0	0	0	0	3	9	0
\$250K to \$299,999	0	0	7	0	0	0	0	7	17	1
\$300K to \$399,999	0	0	15	0	14	0	0	29	62	2
\$400K to \$499,999	0	0	5	0	9	0	0	14	52	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	12	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	11	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	3	0
\$1,000,000+	0	0	1	0	0	0	0	1	4	0
<b>Total</b>	<b>4</b>	<b>1</b>	<b>31</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>1</b>	<b>62</b>	<b>176</b>	<b>9</b>
Avg Sold Price	\$164,500	\$169,500	\$377,795	\$0	\$406,065	\$0	\$145,000	\$368,319		
Prev Year - Avg Sold Price	\$220,850	\$0	\$351,421	\$0	\$405,331	\$0	\$252,500	\$340,927		
Avg Sold % Change	-25.52%	0.00%	7.50%	0.00%	0.18%	0.00%	-42.57%	8.03%		
Prev Year - # of Solds	6	0	18	0	11	0	2	37		

Active Detail