

February 2025

32724, Deland, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$17,738,204	\$22,086,954	-19.69%
Avg Sold Price	\$369,546	\$350,587	5.41%
Median Sold Price	\$343,500	\$359,000	-4.32%
Units Sold	48	63	-23.81%
Avg Days on Market	68	62	9.68%
Avg List Price for Solds	\$376,433	\$357,470	5.30%
Avg SP to OLP Ratio	95.6%	95.4%	0.21%
Ratio of Avg SP to Avg OLP	95.7%	94.6%	1.14%
Attached Avg Sold Price	\$237,750	\$256,900	-7.45%
Detached Avg Sold Price	\$381,527	\$358,663	6.37%
Attached Units Sold	4	5	-20.00%
Detached Units Sold	44	58	-24.14%

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	273	206	32.52%
New Listings	94	88	6.82%
New Under Contracts	67	87	-22.99%
New Pendings	75	90	-16.67%
All Pendings	98	106	-7.55%

Financing (Sold)

Assumption	0
Cash	13
Conventional	19
FHA	13
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	3
1 to 10	13
11 to 20	1
21 to 30	4
31 to 60	7
61 to 90	7
91 to 120	3
121 to 180	5
181 to 360	5
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	1
\$50K to \$99,999	0	0	0	0	0	0	1	1	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	1	0	0	0	0	0	1	0	3
\$150K to \$199,999	1	1	1	0	0	0	0	3	4	15
\$200K to \$249,999	1	0	2	0	0	0	0	3	6	4
\$250K to \$299,999	0	0	4	0	0	0	0	4	22	1
\$300K to \$399,999	1	1	12	1	5	0	0	20	113	0
\$400K to \$499,999	0	0	5	0	4	0	0	9	56	0
\$500K to \$599,999	0	0	2	0	1	0	0	3	28	0
\$600K to \$799,999	0	0	1	0	2	0	0	3	9	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
Total	3	3	27	1	13	0	1	48	243	24
Avg Sold Price	\$243,300	\$208,333	\$364,076	\$326,000	\$474,482	\$0	\$59,000	\$369,546		
Prev Year - Avg Sold Price	\$344,185	\$218,167	\$332,448	\$315,000	\$416,258	\$0	\$69,333	\$350,587		
Avg Sold % Change	-29.31%	-4.51%	9.51%	3.49%	13.99%	0.00%	-14.90%	5.41%		
Prev Year - # of Solds	4	3	24	2	27	0	3	63		

Active Detail