

April 2025

32724, Deland, FL

Sold Summary

	Apr 2025	Apr 2024	% Change
Sold Dollar Volume	\$25,829,269	\$34,375,216	-24.86%
Avg Sold Price	\$368,990	\$390,627	-5.54%
Median Sold Price	\$357,450	\$364,000	-1.80%
Units Sold	70	88	-20.45%
Avg Days on Market	60	57	5.26%
Avg List Price for Solds	\$378,054	\$400,291	-5.56%
Avg SP to OLP Ratio	96.2%	96.1%	0.16%
Ratio of Avg SP to Avg OLP	96.1%	95.9%	0.16%
Attached Avg Sold Price	\$223,725	\$187,313	19.44%
Detached Avg Sold Price	\$377,793	\$410,959	-8.07%
Attached Units Sold	4	8	-50.00%
Detached Units Sold	66	80	-17.50%

- 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

	Apr 2025	Apr 2024	% Change
Active Listings	299	205	45.85%
New Listings	99	80	23.75%
New Under Contracts	64	90	-28.89%
New Pendings	68	91	-25.27%
All Pendings	113	104	8.65%

Financing (Sold)

Assumption	0
Cash	24
Conventional	24
FHA	18
Other	0
Owner	1
VA	3

Days on Market (Sold)

0	3
1 to 10	16
11 to 20	10
21 to 30	6
31 to 60	13
61 to 90	3
91 to 120	7
121 to 180	8
181 to 360	3
361 to 720	1
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	1	0	0	0	0	1	1	0
\$100K to \$124,999	0	1	0	0	0	0	1	2	0	0
\$125K to \$149,999	1	0	1	0	0	0	0	2	1	3
\$150K to \$199,999	1	1	0	0	0	0	0	2	3	14
\$200K to \$249,999	3	0	2	0	0	0	0	5	5	3
\$250K to \$299,999	0	0	3	1	1	0	0	5	22	3
\$300K to \$399,999	4	0	17	1	10	0	0	32	115	4
\$400K to \$499,999	1	0	5	0	6	0	0	12	62	0
\$500K to \$599,999	1	0	3	0	0	0	0	4	31	0
\$600K to \$799,999	0	0	2	0	2	0	0	4	12	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	4	0
\$1,000,000+	0	0	0	0	0	0	0	0	4	0
Total	11	2	34	2	20	0	1	70	260	27
Avg Sold Price	\$310,636	\$146,750	\$368,305	\$300,700	\$444,749	\$0	\$100,000	\$368,990		
Prev Year - Avg Sold Price	\$310,599	\$172,000	\$376,000	\$294,500	\$519,781	\$0	\$0	\$390,627		
Avg Sold % Change	0.01%	-14.68%	-2.05%	2.11%	-14.44%	0.00%	0.00%	-5.54%		
Prev Year - # of Solds	10	7	46	1	24	0	0	88		

Active Detail