

February 2025

32725, Deltona, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$17,912,840	\$15,917,197	12.54%
Avg Sold Price	\$308,842	\$300,324	2.84%
Median Sold Price	\$300,500	\$300,000	0.17%
Units Sold	58	53	9.43%
Avg Days on Market	56	45	24.44%
Avg List Price for Solds	\$314,956	\$305,526	3.09%
Avg SP to OLP Ratio	95.7%	95.8%	-0.10%
Ratio of Avg SP to Avg OLP	95.6%	95.7%	-0.11%
Attached Avg Sold Price	\$170,950	\$162,980	4.89%
Detached Avg Sold Price	\$313,767	\$314,631	-0.27%
Attached Units Sold	2	5	-60.00%
Detached Units Sold	56	48	16.67%

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	240	126	90.48%
New Listings	71	75	-5.33%
New Under Contracts	58	83	-30.12%
New Pendings	61	85	-28.24%
All Pendings	77	102	-24.51%

Financing (Sold)

Assumption	0
Cash	7
Conventional	25
FHA	19
Other	1
Owner	0
VA	6

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	7
21 to 30	5
31 to 60	16
61 to 90	7
91 to 120	5
121 to 180	2
181 to 360	4
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	0	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	2	1	0	0	0	0	4	3	15
\$200K to \$249,999	6	0	3	0	0	0	0	9	20	0
\$250K to \$299,999	3	0	12	0	0	0	0	15	56	1
\$300K to \$399,999	1	0	16	0	9	0	0	26	117	0
\$400K to \$499,999	0	0	1	0	2	0	0	3	23	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	3	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11</b>	<b>2</b>	<b>33</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>224</b>	<b>16</b>
Avg Sold Price	\$247,718	\$170,950	\$306,639	\$0	\$393,913	\$0	\$0	\$308,842		
Prev Year - Avg Sold Price	\$239,790	\$162,980	\$322,151	\$0	\$379,984	\$0	\$0	\$300,324		
Avg Sold % Change	3.31%	4.89%	-4.82%	0.00%	3.67%	0.00%	0.00%	2.84%		
Prev Year - # of Solds	10	5	30	0	8	0	0	53		

Active Detail