

August 2025

32725, Deltona, FL

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$22,119,143	\$25,450,660	-13.09%
Avg Sold Price	\$307,210	\$330,528	-7.05%
Median Sold Price	\$291,900	\$315,000	-7.33%
Units Sold	72	77	-6.49%
Avg Days on Market	56	40	40.00%
Avg List Price for Solds	\$313,476	\$334,483	-6.28%
Avg SP to OLP Ratio	93.9%	96.7%	-2.83%
Ratio of Avg SP to Avg OLP	93.8%	95.6%	-1.95%
Attached Avg Sold Price	\$164,800	\$186,475	-11.62%
Detached Avg Sold Price	\$309,216	\$338,421	-8.63%
Attached Units Sold	1	4	-75.00%
Detached Units Sold	71	73	-2.74%

- 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

	Aug 2025	Aug 2024	% Change
Active Listings	227	185	22.70%
New Listings	82	59	38.98%
New Under Contracts	85	64	32.81%
New Pending	89	68	30.88%
All Pending	101	81	24.69%

Financing (Sold)

Assumption	0
Cash	10
Conventional	25
FHA	32
Other	0
Owner	1
VA	4

Days on Market (Sold)

0	4
1 to 10	14
11 to 20	7
21 to 30	6
31 to 60	15
61 to 90	14
91 to 120	3
121 to 180	5
181 to 360	4
361 to 720	0
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	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	2
\$150K to \$199,999	3	1	0	0	0	0	0	4	4	14
\$200K to \$249,999	6	0	6	0	0	0	0	12	21	4
\$250K to \$299,999	5	0	20	0	1	0	0	26	46	0
\$300K to \$399,999	0	0	17	0	6	0	0	23	105	0
\$400K to \$499,999	0	0	0	0	4	0	0	4	21	0
\$500K to \$599,999	0	0	0	0	2	0	0	2	4	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	5	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
Total	14	1	43	0	14	0	0	72	207	20
Avg Sold Price	\$230,064	\$164,800	\$300,434	\$0	\$415,342	\$0	\$0	\$307,210		
Prev Year - Avg Sold Price	\$247,040	\$172,000	\$342,119	\$229,900	\$394,494	\$0	\$0	\$330,528		
Avg Sold % Change	-6.87%	-4.19%	-12.18%	0.00%	5.28%	0.00%	0.00%	-7.05%		
Prev Year - # of Solds	10	3	50	1	13	0	0	77		

Active Detail