

February 2025

32738, Deltona, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$12,544,380	\$14,701,240	-14.67%
Avg Sold Price	\$330,115	\$341,889	-3.44%
Median Sold Price	\$314,500	\$310,000	1.45%
Units Sold	38	43	-11.63%
Avg Days on Market	56	59	-5.08%
Avg List Price for Solds	\$336,266	\$346,098	-2.84%
Avg SP to OLP Ratio	95.9%	97.5%	-1.64%
Ratio of Avg SP to Avg OLP	95.8%	96.3%	-0.58%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$330,115	\$341,889	-3.44%
Attached Units Sold	0	0	%
Detached Units Sold	38	43	-11.63%

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	197	123	60.16%
New Listings	70	65	7.69%
New Under Contracts	66	55	20.00%
New Pending	68	55	23.64%
All Pending	83	72	15.28%

Financing (Sold)

Assumption	0
Cash	7
Conventional	18
FHA	8
Other	1
Owner	0
VA	4

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	6
21 to 30	0
31 to 60	7
61 to 90	4
91 to 120	4
121 to 180	4
181 to 360	2
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	1	0	0	0	0	0	0	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	2	0	0	0	0	2	1	0
\$200K to \$249,999	0	0	1	0	0	0	0	1	10	0
\$250K to \$299,999	3	0	8	0	1	0	0	12	43	0
\$300K to \$399,999	0	0	7	0	9	0	0	16	102	0
\$400K to \$499,999	0	0	2	0	2	0	0	4	26	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	9	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	4	0
\$800K to \$999,999	0	0	1	0	0	0	0	1	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>197</b>	<b>0</b>
Avg Sold Price	\$223,750	\$0	\$339,095	\$0	\$349,107	\$0	\$0	\$330,115		
Prev Year - Avg Sold Price	\$263,300	\$0	\$299,092	\$0	\$448,913	\$0	\$0	\$341,889		
Avg Sold % Change	-15.02%	0.00%	13.37%	0.00%	-22.23%	0.00%	0.00%	-3.44%		
Prev Year - # of Solds	3	0	27	0	13	0	0	43		

Active Detail