

August 2025

32738, Deltona, FL

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$16,585,670	\$21,540,473	-23.00%
Avg Sold Price	\$318,955	\$321,500	-0.79%
Median Sold Price	\$300,000	\$310,000	-3.23%
Units Sold	52	67	-22.39%
Avg Days on Market	59	50	18.00%
Avg List Price for Solds	\$326,465	\$325,982	0.15%
Avg SP to OLP Ratio	94.8%	95.6%	-0.82%
Ratio of Avg SP to Avg OLP	94.5%	95.5%	-1.04%
Attached Avg Sold Price	\$0	\$0	%
Detached Avg Sold Price	\$318,955	\$321,500	-0.79%
Attached Units Sold	0	0	%
Detached Units Sold	52	67	-22.39%

- 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	178	155	14.84%
New Listings	57	63	-9.52%
New Under Contracts	52	57	-8.77%
New Pending	55	63	-12.70%
All Pending	63	72	-12.50%

Financing (Sold)

Assumption	0
Cash	9
Conventional	14
FHA	18
Other	0
Owner	0
VA	11

Days on Market (Sold)

0	0
1 to 10	10
11 to 20	12
21 to 30	3
31 to 60	6
61 to 90	9
91 to 120	2
121 to 180	9
181 to 360	1
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	0
\$150K to \$199,999	0	0	1	0	0	0	0	1	3	0
\$200K to \$249,999	2	0	5	0	0	0	0	7	9	0
\$250K to \$299,999	1	0	16	0	0	0	0	17	29	0
\$300K to \$399,999	1	0	13	0	7	0	0	21	108	0
\$400K to \$499,999	1	0	1	0	2	0	0	4	15	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	6	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	3	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	5	0	36	0	11	0	0	52	177	0
Avg Sold Price	\$293,200	\$0	\$289,575	\$0	\$426,815	\$0	\$0	\$318,955		
Prev Year - Avg Sold Price	\$200,247	\$0	\$305,333	\$0	\$395,526	\$0	\$0	\$321,500		
Avg Sold % Change	46.42%	0.00%	-5.16%	0.00%	7.91%	0.00%	0.00%	-0.79%		
Prev Year - # of Solds	6	0	42	0	19	0	0	67		

Active Detail