

February 2025

32763, Orange City, FL

Sold Summary

	Feb 2025	Feb 2024	% Change
Sold Dollar Volume	\$7,995,860	\$12,683,995	-36.96%
Avg Sold Price	\$333,161	\$342,811	-2.81%
Median Sold Price	\$334,000	\$338,990	-1.47%
Units Sold	24	37	-35.14%
Avg Days on Market	37	51	-27.45%
Avg List Price for Solds	\$341,109	\$349,819	-2.49%
Avg SP to OLP Ratio	96.3%	96.5%	-0.19%
Ratio of Avg SP to Avg OLP	96.0%	96.3%	-0.25%
Attached Avg Sold Price	\$205,000	\$181,333	13.05%
Detached Avg Sold Price	\$338,733	\$357,059	-5.13%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	23	34	-32.35%

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	78	73	6.85%
New Listings	35	41	-14.63%
New Under Contracts	23	45	-48.89%
New Pendings	23	45	-48.89%
All Pendings	28	62	-54.84%

Financing (Sold)

Assumption	0
Cash	3
Conventional	12
FHA	6
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	5
21 to 30	2
31 to 60	3
61 to 90	4
91 to 120	3
121 to 180	0
181 to 360	0
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	0	1	0	0	0	0	2	0	0
\$200K to \$249,999	1	1	0	0	0	0	0	2	5	2
\$250K to \$299,999	2	0	2	0	0	0	0	4	25	0
\$300K to \$399,999	0	0	10	0	1	0	0	11	37	0
\$400K to \$499,999	0	0	1	0	3	0	0	4	5	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	3	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>4</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>76</b>	<b>2</b>
Avg Sold Price	\$238,600	\$205,000	\$329,463	\$0	\$444,796	\$0	\$0	\$333,161		
Prev Year - Avg Sold Price	\$292,163	\$181,333	\$345,604	\$0	\$428,328	\$0	\$0	\$342,811		
Avg Sold % Change	-18.33%	13.05%	-4.67%	0.00%	3.84%	0.00%	0.00%	-2.81%		
Prev Year - # of Solds	2	3	26	0	6	0	0	37		

Active Detail