

August 2025
32763, Orange City, FL

Sold Summary

	Aug 2025	Aug 2024	% Change
Sold Dollar Volume	\$9,326,900	\$14,993,576	-37.79%
Avg Sold Price	\$321,617	\$333,191	-3.47%
Median Sold Price	\$310,000	\$322,500	-3.88%
Units Sold	29	45	-35.56%
Avg Days on Market	50	55	-9.09%
Avg List Price for Solds	\$325,348	\$335,723	-3.09%
Avg SP to OLP Ratio	94.7%	96.1%	-1.51%
Ratio of Avg SP to Avg OLP	94.9%	95.6%	-0.73%
Attached Avg Sold Price	\$180,000	\$194,900	-7.64%
Detached Avg Sold Price	\$326,675	\$336,334	-2.87%
Attached Units Sold	1	1	0.00%
Detached Units Sold	28	44	-36.36%

- 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	83	64	29.69%
New Listings	30	30	0.00%
New Under Contracts	27	34	-20.59%
New Pending	29	36	-19.44%
All Pending	29	44	-34.09%

Financing (Sold)

Assumption	0
Cash	5
Conventional	9
FHA	11
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	4
21 to 30	3
31 to 60	7
61 to 90	3
91 to 120	2
121 to 180	2
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	1	0	0	0	0	1	0	0
\$150K to \$199,999	1	1	0	0	0	0	0	2	0	2
\$200K to \$249,999	1	0	2	0	0	0	0	3	5	3
\$250K to \$299,999	1	0	6	0	0	0	0	7	19	0
\$300K to \$399,999	0	0	9	0	1	0	0	10	38	3
\$400K to \$499,999	0	0	3	0	2	0	0	5	6	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	2	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
Total	3	1	22	0	3	0	0	29	74	8
Avg Sold Price	\$231,333	\$180,000	\$326,268	\$0	\$425,000	\$0	\$0	\$321,617		
Prev Year - Avg Sold Price	\$240,650	\$194,900	\$330,146	\$0	\$491,992	\$0	\$0	\$333,191		
Avg Sold % Change	-3.87%	-7.64%	-1.17%	0.00%	-13.62%	0.00%	0.00%	-3.47%		
Prev Year - # of Solds	6	1	33	0	5	0	0	45		

Active Detail