

January 2026

32713, Debarry, FL

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$14,997,183	\$12,262,250	22.30%
Avg Sold Price	\$394,663	\$395,556	-0.23%
Median Sold Price	\$376,250	\$405,000	-7.10%
Units Sold	38	31	22.58%
Avg Days on Market	54	56	-3.57%
Avg List Price for Solds	\$398,585	\$410,083	-2.80%
Avg SP to OLP Ratio	96.2%	94.3%	2.11%
Ratio of Avg SP to Avg OLP	96.3%	94.7%	1.74%
Attached Avg Sold Price	\$332,615	\$212,100	56.82%
Detached Avg Sold Price	\$404,064	\$401,672	0.60%
Attached Units Sold	5	1	400.00%
Detached Units Sold	33	30	10.00%

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

	Jan 2026	Jan 2025	% Change
Active Listings	115	139	-17.27%
New Listings	44	51	-13.73%
New Under Contracts	42	45	-6.67%
New Pendings	45	47	-4.26%
All Pendings	61	50	22.00%

Financing (Sold)

Assumption	1
Cash	4
Conventional	23
FHA	6
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	3
1 to 10	5
11 to 20	1
21 to 30	6
31 to 60	8
61 to 90	9
91 to 120	2
121 to 180	3
181 to 360	1
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	0	0	0	0	0	0	1	1	0	2
\$200K to \$249,999	0	0	0	0	0	0	0	0	2	0
\$250K to \$299,999	1	0	3	0	0	0	0	4	13	3
\$300K to \$399,999	2	0	8	5	1	0	0	16	33	3
\$400K to \$499,999	0	0	2	0	10	0	0	12	20	0
\$500K to \$599,999	0	0	0	0	2	0	0	2	12	0
\$600K to \$799,999	0	0	0	0	3	0	0	3	13	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
Total	3	0	13	5	16	0	1	38	97	8
Avg Sold Price	\$320,583	\$0	\$343,027	\$332,615	\$483,375	\$0	\$179,000	\$394,663		
Prev Year - Avg Sold Price	\$220,000	\$212,100	\$362,483	\$0	\$532,082	\$0	\$160,000	\$395,556		
Avg Sold % Change	45.72%	0.00%	-5.37%	0.00%	-9.15%	0.00%	11.88%	-0.23%		
Prev Year - # of Solds	2	1	15	0	11	0	2	31		

Active Detail