# February 2024

32130, De Leon Springs, FL

#### **Sold Summary**

|                            | Feb 2024    | Feb 2023  | % Change |  |  |
|----------------------------|-------------|-----------|----------|--|--|
| Sold Dollar Volume         | \$1,427,500 | \$470,000 | 203.72%  |  |  |
| Avg Sold Price             | \$475,833   | \$470,000 | 1.24%    |  |  |
| Median Sold Price          | \$447,500   | \$470,000 | -4.79%   |  |  |
| Units Sold                 | 3           | 1         | 200.00%  |  |  |
| Avg Days on Market         | 25          | 57        | -56.14%  |  |  |
| Avg List Price for Solds   | \$465,500   | \$509,000 | -8.55%   |  |  |
| Avg SP to OLP Ratio        | 101.6%      | 92.3%     | 10.08%   |  |  |
| Ratio of Avg SP to Avg OLP | 101.1%      | 92.3%     | 9.49%    |  |  |
| Attached Avg Sold Price    | \$0         | \$0       | %        |  |  |
| Detached Avg Sold Price    | \$475,833   | \$470,000 | 1.24%    |  |  |
| Attached Units Sold        | 0           | 0         | %        |  |  |
| Detached Units Sold        | 3           | 1         | 200.00%  |  |  |

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

|                     | Feb 2024 | Feb 2023 | % Change |  |  |
|---------------------|----------|----------|----------|--|--|
| Active Listings     | 9        | 12       | -25.00%  |  |  |
| New Listings        | 3        | 7        | -57.14%  |  |  |
| New Under Contracts | 2        | 3        | -33.33%  |  |  |
| New Pendings        | 2        | 3        | -33.33%  |  |  |
| All Pendings        | 4        | 5        | -20.00%  |  |  |

#### Financing (Sold)

| Assumption   | 0 |  |  |  |  |
|--------------|---|--|--|--|--|
| Cash         |   |  |  |  |  |
| Conventional | 0 |  |  |  |  |
| FHA          | 0 |  |  |  |  |
| Other        | 0 |  |  |  |  |
| Owner        | 0 |  |  |  |  |
| VA           | 0 |  |  |  |  |

### Days on Market (Sold)

| 0          | 0 |  |  |
|------------|---|--|--|
| 1 to 10    | 2 |  |  |
| 11 to 20   | 0 |  |  |
| 21 to 30   | 0 |  |  |
| 31 to 60   | 0 |  |  |
| 61 to 90   |   |  |  |
| 91 to 120  | 0 |  |  |
| 121 to 180 | 0 |  |  |
| 181 to 360 | 0 |  |  |
| 361 to 720 | 0 |  |  |
| 721+       | 0 |  |  |

## **Active Detail**

#### Sold Detail

| Sold Detail Active Detail  |           |             |           |             |              |             | 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         | 1               | 0           |
| \$150K to \$199,999        | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$200K to \$249,999        | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$250K to \$299,999        | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$300K to \$399,999        | 0         | 0           | 1         | 0           | 0            | 0           | 0          | 1         | 3               | 0           |
| \$400K to \$499,999        | 0         | 0           | 0         | 0           | 0            | 0           | 1          | 1         | 2               | 0           |
| \$500K to \$599,999        | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$600K to \$799,999        | 0         | 0           | 1         | 0           | 0            | 0           | 0          | 1         | 1               | 0           |
| \$800K to \$999,999        | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| \$1,000,000+               | 0         | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 2               | 0           |
| Total                      | 0         | 0           | 2         | 0           | 0            | 0           | 1          | 3         | 9               | 0           |
| Avg Sold Price             | \$0       | \$0         | \$490,000 | \$0         | \$0          | \$0         | \$447,500  | \$475,833 |                 |             |
| Prev Year - Avg Sold Price | \$0       | \$0         | \$470,000 | \$0         | \$0          | \$0         | \$0        | \$470,000 |                 |             |
| Avg Sold % Change          | 0.00%     | 0.00%       | 4.26%     | 0.00%       | 0.00%        | 0.00%       | 0.00%      | 1.24%     |                 |             |
| Prev Year - # of Solds     | 0         | 0           | 1         | 0           | 0            | 0           | 0          | 1         |                 |             |