

August 2024

32130, De Leon Springs, FL

Sold Summary

	Aug 2024	Aug 2023	% Change		
Sold Dollar Volume	\$545,700	\$900,000	-39.37%		
Avg Sold Price	\$272,850	\$300,000	-9.05%		
Median Sold Price	\$272,850	\$220,000	24.02%		
Units Sold	2	3	-33.33%		
Avg Days on Market	47	33	42.42%		
Avg List Price for Solds	\$271,850	\$327,000	-16.87%		
Avg SP to OLP Ratio	94.0%	87.0%	8.11%		
Ratio of Avg SP to Avg OLP	91.7%	88.3%	3.78%		
Attached Avg Sold Price	\$0	\$0	%		
Detached Avg Sold Price	\$272,850	\$300,000	-9.05%		
Attached Units Sold	0	0	%		
Detached Units Sold	2	3	-33.33%		

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 2024	Aug 2023	% Change	
Active Listings	13	12	8.33%	
New Listings	1	9	-88.89%	
New Under Contracts	3	1	200.00%	
New Pendings	5	1	400.00%	
All Pendings	6	4	50.00%	

Financing (Sold)

Assumption			
Cash			
Conventional			
FHA	0		
Other	0		
Owner			
VA	0		

Days on Market (Sold)

ays on market (201
)	0
I to 10	1
I1 to 20	0
21 to 30	0
31 to 60	0
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

	2 or	Less BR	:	3 BR	4 or	More BR	AII		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	0	0	0	0	0	0	0	0
\$200K to \$249,999	1	0	0	0	0	0	0	1	0	0
\$250K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	1	0	0	1	3	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	1	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	2	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	3	0
Total	1	0	0	0	1	0	0	2	12	0
Avg Sold Price	\$200,000	\$0	\$0	\$0	\$345,700	\$0	\$0	\$272,850		
Prev Year - Avg Sold Price	\$207,500	\$0	\$485,000	\$0	\$0	\$0	\$0	\$300,000		
Avg Sold % Change	-3.61%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-9.05%		
Prev Year - # of Solds	2	0	1	0	0	0	0	3		