

February 2024

32720, Deland, FL

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$12,414,317	\$18,610,170	-33.29%
Avg Sold Price	\$344,842	\$326,494	5.62%
Median Sold Price	\$339,495	\$294,990	15.09%
Units Sold	36	57	-36.84%
Avg Days on Market	74	65	13.85%
Avg List Price for Solds	\$353,155	\$341,469	3.42%
Avg SP to OLP Ratio	93.9%	91.4%	2.73%
Ratio of Avg SP to Avg OLP	92.7%	90.3%	2.56%
Attached Avg Sold Price	\$0	\$290,000	0%
Detached Avg Sold Price	\$344,842	\$329,549	4.64%
Attached Units Sold	0	1	0%
Detached Units Sold	36	55	-34.55%

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	95	110	-13.64%
New Listings	47	54	-12.96%
New Under Contracts	48	51	-5.88%
New Pendings	50	60	-16.67%
All Pendings	55	62	-11.29%

Financing (Sold)

Assumption	0
Cash	14
Conventional	9
FHA	10
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	5
11 to 20	6
21 to 30	0
31 to 60	7
61 to 90	7
91 to 120	4
121 to 180	2
181 to 360	4
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	1	1	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	0	0	1	0	0	2	4	1
\$200K to \$249,999	4	0	2	0	0	0	0	6	3	1
\$250K to \$299,999	0	0	2	0	1	0	0	3	3	0
\$300K to \$399,999	0	0	10	0	4	0	0	14	38	1
\$400K to \$499,999	0	0	3	0	4	0	1	8	23	0
\$500K to \$599,999	0	0	1	0	1	0	0	2	10	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	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
<b>Total</b>	<b>5</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>2</b>	<b>36</b>	<b>87</b>	<b>3</b>
Avg Sold Price	\$225,020	\$0	\$351,421	\$0	\$405,331	\$0	\$252,500	\$344,842		
Prev Year - Avg Sold Price	\$210,948	\$290,000	\$315,800	\$0	\$431,568	\$0	\$222,400	\$326,494		
Avg Sold % Change	6.67%	0.00%	11.28%	0.00%	-6.08%	0.00%	13.53%	5.62%		
Prev Year - # of Solds	6	1	28	0	16	0	5	57		

Active Detail