

August 2024

32720, Deland, FL

Sold Summary

	Aug 2024	Aug 2023	% Change
Sold Dollar Volume	\$16,129,615	\$17,665,761	-8.70%
Avg Sold Price	\$336,034	\$339,726	-1.09%
Median Sold Price	\$319,990	\$339,950	-5.87%
Units Sold	48	52	-7.69%
Avg Days on Market	55	65	-15.38%
Avg List Price for Solds	\$343,886	\$343,251	0.18%
Avg SP to OLP Ratio	93.5%	95.6%	-2.22%
Ratio of Avg SP to Avg OLP	92.8%	93.9%	-1.21%
Attached Avg Sold Price	\$197,250	\$161,000	22.52%
Detached Avg Sold Price	\$342,068	\$346,875	-1.39%
Attached Units Sold	2	2	0.00%
Detached Units Sold	46	50	-8.00%

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

	Aug 2024	Aug 2023	% Change
Active Listings	195	96	103.13%
New Listings	84	55	52.73%
New Under Contracts	47	60	-21.67%
New Pendings	53	63	-15.87%
All Pendings	56	73	-23.29%

Financing (Sold)

Assumption	0
Cash	16
Conventional	13
FHA	16
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	8
11 to 20	5
21 to 30	4
31 to 60	8
61 to 90	11
91 to 120	5
121 to 180	5
181 to 360	0
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	1	1	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	1	0
\$125K to \$149,999	0	0	1	0	0	0	0	1	1	1
\$150K to \$199,999	2	1	0	0	0	0	0	3	2	2
\$200K to \$249,999	4	1	2	0	1	0	0	8	8	1
\$250K to \$299,999	1	0	4	0	1	0	0	6	13	1
\$300K to \$399,999	0	0	15	0	5	0	0	20	72	2
\$400K to \$499,999	0	0	1	0	2	0	0	3	46	0
\$500K to \$599,999	0	0	2	0	2	0	0	4	21	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	7	0
\$800K to \$999,999	0	0	0	0	2	0	0	2	4	0
\$1,000,000+	0	0	0	0	0	0	0	0	4	0
Total	7	2	25	0	13	0	1	48	179	7
Avg Sold Price	\$220,300	\$197,250	\$331,237	\$0	\$451,461	\$0	\$43,100	\$336,034		
Prev Year - Avg Sold Price	\$251,780	\$161,000	\$330,647	\$0	\$447,238	\$0	\$142,967	\$339,726		
Avg Sold % Change	-12.50%	22.52%	0.18%	0.00%	0.94%	0.00%	-69.85%	-1.09%		
Prev Year - # of Solds	5	2	19	0	20	0	6	52		

Active Detail