

February 2024

32724, Deland, FL

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$21,772,954	\$30,255,261	-28.04%
Avg Sold Price	\$351,177	\$355,944	-1.34%
Median Sold Price	\$359,500	\$349,900	2.74%
Units Sold	62	85	-27.06%
Avg Days on Market	62	55	12.73%
Avg List Price for Solds	\$358,235	\$363,785	-1.53%
Avg SP to OLP Ratio	95.4%	94.8%	0.54%
Ratio of Avg SP to Avg OLP	94.5%	96.8%	-2.33%
Attached Avg Sold Price	\$256,900	\$296,667	-13.40%
Detached Avg Sold Price	\$359,447	\$360,446	-0.28%
Attached Units Sold	5	6	-16.67%
Detached Units Sold	57	79	-27.85%

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	205	162	26.54%
New Listings	87	93	-6.45%
New Under Contracts	87	100	-13.00%
New Pendings	90	107	-15.89%
All Pendings	107	150	-28.67%

Financing (Sold)

Assumption	0
Cash	18
Conventional	25
FHA	14
Other	2
Owner	0
VA	3

Days on Market (Sold)

0	6
1 to 10	13
11 to 20	6
21 to 30	2
31 to 60	11
61 to 90	5
91 to 120	7
121 to 180	7
181 to 360	5
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	3	3	0	0
\$100K to \$124,999	0	0	0	0	1	0	0	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	0	2	1	0	0	0	0	3	4	11
\$200K to \$249,999	0	0	1	0	0	0	0	1	3	0
\$250K to \$299,999	1	1	6	0	0	0	0	8	7	4
\$300K to \$399,999	3	0	12	2	14	0	0	31	79	3
\$400K to \$499,999	0	0	2	0	9	0	0	11	60	0
\$500K to \$599,999	0	0	1	0	1	0	0	2	15	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	13	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	4	0
Total	4	3	23	2	27	0	3	62	185	19
Avg Sold Price	\$344,185	\$218,167	\$333,250	\$315,000	\$416,258	\$0	\$69,333	\$351,177		
Prev Year - Avg Sold Price	\$270,200	\$162,500	\$339,612	\$363,750	\$423,930	\$0	\$165,000	\$355,944		
Avg Sold % Change	27.38%	34.26%	-1.87%	-13.40%	-1.81%	0.00%	-57.98%	-1.34%		
Prev Year - # of Solds	9	2	40	4	29	0	1	85		

Active Detail