

April 2024

32724, Deland, FL

Sold Summary

	Apr 2024	Apr 2023	% Change
Sold Dollar Volume	\$34,375,216	\$33,227,948	3.45%
Avg Sold Price	\$390,627	\$361,173	8.16%
Median Sold Price	\$364,000	\$358,745	1.46%
Units Sold	88	92	-4.35%
Avg Days on Market	57	46	23.91%
Avg List Price for Solds	\$400,291	\$368,370	8.67%
Avg SP to OLP Ratio	96.1%	96.7%	-0.59%
Ratio of Avg SP to Avg OLP	95.9%	96.2%	-0.26%
Attached Avg Sold Price	\$187,313	\$257,400	-27.23%
Detached Avg Sold Price	\$410,959	\$367,137	11.94%
Attached Units Sold	8	5	60.00%
Detached Units Sold	80	87	-8.05%

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

	Apr 2024	Apr 2023	% Change
Active Listings	205	159	28.93%
New Listings	80	100	-20.00%
New Under Contracts	90	98	-8.16%
New Pendings	91	105	-13.33%
All Pendings	104	135	-22.96%

Financing (Sold)

Assumption	0
Cash	24
Conventional	30
FHA	18
Other	7
Owner	0
VA	9

Days on Market (Sold)

0	4
1 to 10	17
11 to 20	15
21 to 30	7
31 to 60	17
61 to 90	13
91 to 120	4
121 to 180	3
181 to 360	7
361 to 720	1
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	0	0	0	0
\$100K to \$124,999	0	1	0	0	0	0	0	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	5	0	0	0	0	0	5	2	10
\$200K to \$249,999	2	0	1	0	0	0	0	3	6	1
\$250K to \$299,999	1	1	5	1	0	0	0	8	7	2
\$300K to \$399,999	7	0	27	0	6	0	0	40	70	3
\$400K to \$499,999	0	0	8	0	12	0	0	20	64	0
\$500K to \$599,999	0	0	4	0	4	0	0	8	22	0
\$600K to \$799,999	0	0	1	0	1	0	0	2	14	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	1	0	0	1	2	0
Total	10	7	46	1	24	0	0	88	187	16
Avg Sold Price	\$310,599	\$172,000	\$376,000	\$294,500	\$519,781	\$0	\$0	\$390,627		
Prev Year - Avg Sold Price	\$278,719	\$163,500	\$364,377	\$285,000	\$413,078	\$337,500	\$104,667	\$361,173		
Avg Sold % Change	11.44%	5.20%	3.19%	3.33%	25.83%	0.00%	0.00%	8.16%		
Prev Year - # of Solds	8	2	41	1	35	2	3	92		

Active Detail