

August 2024

32724, Deland, FL

Sold Summary

	Aug 2024	Aug 2023	% Change
Sold Dollar Volume	\$29,964,603	\$36,898,507	-18.79%
Avg Sold Price	\$369,933	\$372,712	-0.75%
Median Sold Price	\$350,000	\$355,000	-1.41%
Units Sold	81	99	-18.18%
Avg Days on Market	55	34	61.76%
Avg List Price for Solds	\$376,700	\$380,364	-0.96%
Avg SP to OLP Ratio	94.7%	95.6%	-0.98%
Ratio of Avg SP to Avg OLP	95.9%	95.7%	0.20%
Attached Avg Sold Price	\$197,500	\$219,667	-10.09%
Detached Avg Sold Price	\$378,891	\$377,495	0.37%
Attached Units Sold	4	3	33.33%
Detached Units Sold	77	96	-19.79%

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	249	189	31.75%
New Listings	89	95	-6.32%
New Under Contracts	68	86	-20.93%
New Pendings	72	90	-20.00%
All Pendings	93	123	-24.39%

Financing (Sold)

Assumption	2
Cash	20
Conventional	38
FHA	11
Other	3
Owner	0
VA	7

Days on Market (Sold)

0	6
1 to 10	18
11 to 20	9
21 to 30	7
31 to 60	15
61 to 90	8
91 to 120	6
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	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	1	0	0	0	0	1	2	1	1
\$150K to \$199,999	0	1	1	0	0	0	1	3	3	13
\$200K to \$249,999	2	1	4	0	0	0	0	7	3	1
\$250K to \$299,999	1	1	5	0	0	0	0	7	17	1
\$300K to \$399,999	3	0	20	0	12	0	0	35	90	5
\$400K to \$499,999	2	0	9	0	6	0	1	18	62	0
\$500K to \$599,999	0	0	5	0	2	0	0	7	25	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	19	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	8	4	44	0	22	0	3	81	224	21
Avg Sold Price	\$323,563	\$197,500	\$365,225	\$0	\$441,122	\$0	\$270,500	\$369,933		
Prev Year - Avg Sold Price	\$312,458	\$152,000	\$375,359	\$355,000	\$424,660	\$0	\$136,567	\$372,712		
Avg Sold % Change	3.55%	29.93%	-2.70%	0.00%	3.88%	0.00%	98.07%	-0.75%		
Prev Year - # of Solds	12	2	47	1	34	0	3	99		

Active Detail