

February 2024

32763, Orange City, FL

Sold Summary

	Feb 2024	Feb 2023	% Change
Sold Dollar Volume	\$12,683,995	\$9,315,500	36.16%
Avg Sold Price	\$342,811	\$310,517	10.40%
Median Sold Price	\$338,990	\$280,000	21.07%
Units Sold	37	30	23.33%
Avg Days on Market	51	54	-5.56%
Avg List Price for Solds	\$349,819	\$319,556	9.47%
Avg SP to OLP Ratio	96.5%	92.9%	3.94%
Ratio of Avg SP to Avg OLP	96.3%	92.7%	3.85%
Attached Avg Sold Price	\$181,333	\$0	0%
Detached Avg Sold Price	\$357,059	\$310,517	14.99%
Attached Units Sold	3	0	0%
Detached Units Sold	34	30	13.33%

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	73	51	43.14%
New Listings	41	25	64.00%
New Under Contracts	45	26	73.08%
New Pending	45	28	60.71%
All Pending	62	30	106.67%

Financing (Sold)

Assumption	0
Cash	4
Conventional	14
FHA	13
Other	0
Owner	0
VA	6

Days on Market (Sold)

0	1
1 to 10	8
11 to 20	7
21 to 30	3
31 to 60	3
61 to 90	4
91 to 120	8
121 to 180	3
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	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	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	3	0	0	0	0	0	3	1	1
\$200K to \$249,999	1	0	3	0	0	0	0	4	2	1
\$250K to \$299,999	0	0	7	0	0	0	0	7	3	0
\$300K to \$399,999	1	0	12	0	3	0	0	16	52	0
\$400K to \$499,999	0	0	1	0	2	0	0	3	6	0
\$500K to \$599,999	0	0	2	0	1	0	0	3	4	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	3	26	0	6	0	0	37	71	2
Avg Sold Price	\$292,163	\$181,333	\$345,604	\$0	\$428,328	\$0	\$0	\$342,811		
Prev Year - Avg Sold Price	\$269,900	\$0	\$276,852	\$0	\$446,333	\$0	\$0	\$310,517		
Avg Sold % Change	8.25%	0.00%	24.83%	0.00%	-4.03%	0.00%	0.00%	10.40%		
Prev Year - # of Solds	1	0	23	0	6	0	0	30		

Active Detail