

August 2024

32763, Orange City, FL

Sold Summary

	Aug 2024	Aug 2023	% Change
Sold Dollar Volume	\$14,993,576	\$11,713,899	28.00%
Avg Sold Price	\$333,191	\$316,592	5.24%
Median Sold Price	\$322,500	\$297,400	8.44%
Units Sold	45	37	21.62%
Avg Days on Market	55	18	205.56%
Avg List Price for Solds	\$335,723	\$324,008	3.62%
Avg SP to OLP Ratio	96.1%	97.1%	-0.98%
Ratio of Avg SP to Avg OLP	95.6%	97.1%	-1.48%
Attached Avg Sold Price	\$194,900	\$169,500	14.99%
Detached Avg Sold Price	\$336,334	\$324,997	3.49%
Attached Units Sold	1	2	-50.00%
Detached Units Sold	44	35	25.71%

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	64	47	36.17%
New Listings	30	35	-14.29%
New Under Contracts	34	45	-24.44%
New Pending	36	47	-23.40%
All Pending	44	51	-13.73%

Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	20
Other	2
Owner	0
VA	6

Days on Market (Sold)

0	2
1 to 10	11
11 to 20	5
21 to 30	3
31 to 60	9
61 to 90	8
91 to 120	3
121 to 180	2
181 to 360	2
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	1	1	2	0	0	0	0	4	0	0
\$200K to \$249,999	1	0	1	0	0	0	0	2	7	0
\$250K to \$299,999	4	0	7	0	0	0	0	11	14	0
\$300K to \$399,999	0	0	19	0	4	0	0	23	33	0
\$400K to \$499,999	0	0	3	0	0	0	0	3	4	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	2	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	4	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	0	0
Total	6	1	33	0	5	0	0	45	64	0
Avg Sold Price	\$240,650	\$194,900	\$330,146	\$0	\$491,992	\$0	\$0	\$333,191		
Prev Year - Avg Sold Price	\$251,725	\$169,500	\$299,960	\$0	\$478,167	\$0	\$0	\$316,592		
Avg Sold % Change	-4.40%	14.99%	10.06%	0.00%	2.89%	0.00%	0.00%	5.24%		
Prev Year - # of Solds	4	2	25	0	6	0	0	37		

Active Detail