

October 2024

32713, Debarry, FL

Sold Summary

	Oct 2024	Oct 2023	% Change
Sold Dollar Volume	\$14,187,845	\$18,570,603	-23.60%
Avg Sold Price	\$405,367	\$395,119	2.59%
Median Sold Price	\$377,000	\$385,000	-2.08%
Units Sold	35	47	-25.53%
Avg Days on Market	79	47	68.09%
Avg List Price for Solds	\$415,976	\$402,415	3.37%
Avg SP to OLP Ratio	94.3%	96.4%	-2.13%
Ratio of Avg SP to Avg OLP	94.7%	96.4%	-1.80%
Attached Avg Sold Price	\$355,043	\$381,000	-6.81%
Detached Avg Sold Price	\$415,779	\$395,747	5.06%
Attached Units Sold	6	2	200.00%
Detached Units Sold	29	45	-35.56%

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

	Oct 2024	Oct 2023	% Change
Active Listings	127	117	8.55%
New Listings	45	39	15.38%
New Under Contracts	28	42	-33.33%
New Pending	29	49	-40.82%
All Pending	44	64	-31.25%

Financing (Sold)

Assumption	0
Cash	8
Conventional	14
FHA	10
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	9
11 to 20	2
21 to 30	2
31 to 60	6
61 to 90	6
91 to 120	3
121 to 180	3
181 to 360	2
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	0	0	0	0	0	1	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$249,999	0	0	0	0	0	0	1	1	7	2
\$250K to \$299,999	0	0	0	0	0	0	0	0	10	1
\$300K to \$399,999	0	0	8	6	3	0	0	17	35	1
\$400K to \$499,999	0	0	5	0	5	0	0	10	28	0
\$500K to \$599,999	0	0	2	0	2	0	0	4	20	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	15	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	0	0	15	6	12	0	2	35	117	5
Avg Sold Price	\$0	\$0	\$399,453	\$355,043	\$477,149	\$0	\$170,000	\$405,367		
Prev Year - Avg Sold Price	\$275,277	\$0	\$366,786	\$381,000	\$533,721	\$0	\$230,750	\$395,119		
Avg Sold % Change	0.00%	0.00%	8.91%	-6.81%	-10.60%	0.00%	-26.33%	2.59%		
Prev Year - # of Solds	9	0	16	2	16	0	4	47		

Active Detail