

December 2024

32713, Debarry, FL

Sold Summary

	Dec 2024	Dec 2023	% Change
Sold Dollar Volume	\$15,108,360	\$21,566,095	-29.94%
Avg Sold Price	\$387,394	\$414,733	-6.59%
Median Sold Price	\$355,550	\$388,644	-8.52%
Units Sold	39	52	-25.00%
Avg Days on Market	63	76	-17.11%
Avg List Price for Solds	\$397,354	\$422,691	-5.99%
Avg SP to OLP Ratio	93.3%	96.4%	-3.19%
Ratio of Avg SP to Avg OLP	93.5%	96.6%	-3.16%
Attached Avg Sold Price	\$310,000	\$333,602	-7.07%
Detached Avg Sold Price	\$389,431	\$421,494	-7.61%
Attached Units Sold	1	4	-75.00%
Detached Units Sold	38	48	-20.83%

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

	Dec 2024	Dec 2023	% Change
Active Listings	134	87	54.02%
New Listings	38	19	100.00%
New Under Contracts	29	42	-30.95%
New Pendings	29	43	-32.56%
All Pendings	37	53	-30.19%

Financing (Sold)

Assumption	0
Cash	9
Conventional	17
FHA	8
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	8
11 to 20	3
21 to 30	2
31 to 60	8
61 to 90	4
91 to 120	7
121 to 180	5
181 to 360	1
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	1	1	0	1
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	2
\$200K to \$249,999	3	0	3	0	0	0	0	6	3	0
\$250K to \$299,999	3	0	1	0	0	0	1	5	8	1
\$300K to \$399,999	0	0	8	1	2	0	0	11	28	2
\$400K to \$499,999	0	0	6	0	4	0	0	10	33	0
\$500K to \$599,999	0	0	1	0	2	0	0	3	30	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	0	0
\$1,000,000+	0	0	0	0	1	0	0	1	0	0
Total	6	0	19	1	11	0	2	39	117	6
Avg Sold Price	\$252,833	\$0	\$357,449	\$310,000	\$552,439	\$0	\$206,500	\$387,394		
Prev Year - Avg Sold Price	\$290,750	\$199,400	\$392,229	\$378,335	\$527,099	\$0	\$204,250	\$414,733		
Avg Sold % Change	-13.04%	0.00%	-8.87%	-18.06%	4.81%	0.00%	1.10%	-6.59%		
Prev Year - # of Solds	4	1	21	3	19	0	4	52		

Active Detail