

January 2025

32713, Debarry, FL

Sold Summary

	Jan 2025	Jan 2024	% Change
Sold Dollar Volume	\$12,262,250	\$17,650,648	-30.53%
Avg Sold Price	\$395,556	\$401,151	-1.39%
Median Sold Price	\$405,000	\$397,500	1.89%
Units Sold	31	44	-29.55%
Avg Days on Market	56	39	43.59%
Avg List Price for Solds	\$410,083	\$407,661	0.59%
Avg SP to OLP Ratio	94.3%	95.2%	-1.02%
Ratio of Avg SP to Avg OLP	94.7%	95.7%	-1.07%
Attached Avg Sold Price	\$212,100	\$153,833	37.88%
Detached Avg Sold Price	\$401,672	\$419,248	-4.19%
Attached Units Sold	1	3	-66.67%
Detached Units Sold	30	41	-26.83%

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

	Jan 2025	Jan 2024	% Change
Active Listings	139	100	39.00%
New Listings	51	49	4.08%
New Under Contracts	45	41	9.76%
New Pending	47	43	9.30%
All Pending	50	49	2.04%

Financing (Sold)

Assumption	0
Cash	8
Conventional	12
FHA	9
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	2
21 to 30	0
31 to 60	9
61 to 90	8
91 to 120	2
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	1	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	2	0	0	0	0	3	0	2
\$200K to \$249,999	0	1	2	0	0	0	1	4	4	2
\$250K to \$299,999	1	0	3	0	0	0	0	4	7	1
\$300K to \$399,999	0	0	3	0	0	0	0	3	31	5
\$400K to \$499,999	0	0	2	0	7	0	0	9	36	2
\$500K to \$599,999	0	0	2	0	1	0	0	3	26	0
\$600K to \$799,999	0	0	0	0	3	0	0	3	10	0
\$800K to \$999,999	0	0	1	0	0	0	0	1	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>1</b>	<b>15</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>2</b>	<b>31</b>	<b>115</b>	<b>12</b>
Avg Sold Price	\$220,000	\$212,100	\$362,483	\$0	\$532,082	\$0	\$160,000	\$395,556		
Prev Year - Avg Sold Price	\$235,650	\$153,833	\$395,964	\$0	\$555,597	\$0	\$236,633	\$401,151		
Avg Sold % Change	-6.64%	37.88%	-8.46%	0.00%	-4.23%	0.00%	-32.38%	-1.39%		
Prev Year - # of Solds	6	3	17	0	15	0	3	44		

Active Detail