

January 2025

32724, Deland, FL

Sold Summary

	Jan 2025	Jan 2024	% Change
Sold Dollar Volume	\$15,889,209	\$21,600,858	-26.44%
Avg Sold Price	\$361,118	\$366,116	-1.37%
Median Sold Price	\$359,995	\$384,344	-6.34%
Units Sold	44	59	-25.42%
Avg Days on Market	64	45	42.22%
Avg List Price for Solds	\$372,706	\$372,846	-0.04%
Avg SP to OLP Ratio	93.8%	96.0%	-2.22%
Ratio of Avg SP to Avg OLP	93.9%	96.5%	-2.72%
Attached Avg Sold Price	\$150,500	\$192,000	-21.61%
Detached Avg Sold Price	\$371,148	\$375,444	-1.14%
Attached Units Sold	2	3	-33.33%
Detached Units Sold	42	56	-25.00%

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	230	211	9.00%
New Listings	64	76	-15.79%
New Under Contracts	61	76	-19.74%
New Pendings	62	77	-19.48%
All Pendings	86	86	0.00%

Financing (Sold)

Assumption	0
Cash	16
Conventional	15
FHA	11
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	4
1 to 10	6
11 to 20	2
21 to 30	4
31 to 60	7
61 to 90	10
91 to 120	6
121 to 180	3
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	1	1	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	1	0	0	0	0	0	1	0	2
\$150K to \$199,999	1	1	2	0	0	0	0	4	3	16
\$200K to \$249,999	0	0	0	0	0	0	0	0	11	3
\$250K to \$299,999	0	0	5	0	0	0	0	5	22	1
\$300K to \$399,999	1	0	13	0	7	0	0	21	81	1
\$400K to \$499,999	1	0	3	0	1	0	0	5	42	0
\$500K to \$599,999	0	0	4	0	2	0	0	6	25	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	11	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	6	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	3	2	28	0	10	0	1	44	202	23
Avg Sold Price	\$318,333	\$150,500	\$371,930	\$0	\$412,417	\$0	\$95,000	\$361,118		
Prev Year - Avg Sold Price	\$296,980	\$192,000	\$334,340	\$0	\$446,212	\$0	\$249,900	\$366,116		
Avg Sold % Change	7.19%	-21.61%	11.24%	0.00%	-7.57%	0.00%	-61.98%	-1.37%		
Prev Year - # of Solds	5	3	27	0	23	0	1	59		

Active Detail