

August 2023

32720, Deland, FL

Sold Summary

| | Aug 2023 | Aug 2022 | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume | \$17,665,761 | \$14,264,239 | 23.85% |
| Avg Sold Price | \$339,726 | \$324,187 | 4.79% |
| Median Sold Price | \$339,950 | \$325,000 | 4.60% |
| Units Sold | 52 | 44 | 18.18% |
| Avg Days on Market | 65 | 20 | 225.00% |
| Avg List Price for Solds | \$343,251 | \$329,108 | 4.30% |
| Avg SP to OLP Ratio | 95.6% | 96.5% | -0.91% |
| Ratio of Avg SP to Avg OLP | 93.9% | 96.1% | -2.29% |
| Attached Avg Sold Price | \$161,000 | \$194,000 | -17.01% |
| Detached Avg Sold Price | \$346,875 | \$340,468 | 1.88% |
| Attached Units Sold | 2 | 4 | -50.00% |
| Detached Units Sold | 50 | 39 | 28.21% |

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 2023 | Aug 2022 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 96 | 128 | -25.00% |
| New Listings | 54 | 85 | -36.47% |
| New Under Contracts | 59 | 77 | -23.38% |
| New Pendings | 62 | 83 | -25.30% |
| All Pendings | 72 | 98 | -26.53% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 16 |
| Conventional | 16 |
| FHA | 13 |
| Other | 0 |
| Owner | 0 |
| VA | 7 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 1 |
| 1 to 10 | 14 |
| 11 to 20 | 6 |
| 21 to 30 | 8 |
| 31 to 60 | 7 |
| 61 to 90 | 5 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 181 to 360 | 8 |
| 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 | 1 | 0 | 0 | 0 | 1 | 2 | 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 | 1 | 1 | 1 | 0 |
| \$150K to \$199,999 | 0 | 2 | 1 | 0 | 0 | 0 | 2 | 5 | 3 | 0 |
| \$200K to \$249,999 | 2 | 0 | 1 | 0 | 1 | 0 | 1 | 5 | 4 | 0 |
| \$250K to \$299,999 | 3 | 0 | 5 | 0 | 1 | 0 | 0 | 9 | 10 | 0 |
| \$300K to \$399,999 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 10 | 27 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 7 | 0 | 0 | 12 | 26 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 4 | 0 | 0 | 5 | 7 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 5 | 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 | 3 | 0 |
| Total | 5 | 2 | 19 | 0 | 20 | 0 | 6 | 52 | 88 | 0 |
| Avg Sold Price | \$251,780 | \$161,000 | \$330,647 | \$0 | \$447,238 | \$0 | \$142,967 | \$339,726 | | |
| Prev Year - Avg Sold Price | \$213,790 | \$194,000 | \$335,406 | \$0 | \$444,061 | \$0 | \$163,000 | \$324,187 | | |
| Avg Sold % Change | 17.77% | -17.01% | -1.42% | 0.00% | 0.72% | 0.00% | -12.29% | 4.79% | | |
| Prev Year - # of Solds | 5 | 4 | 24 | 0 | 9 | 0 | 1 | 44 | | |

Active Detail