

January 2024

32713, Debarry, FL

Sold Summary

	Jan 2024	Jan 2023	% Change
Sold Dollar Volume	\$16,923,548	\$11,843,088	42.90%
Avg Sold Price	\$393,571	\$382,035	3.02%
Median Sold Price	\$395,000	\$369,490	6.90%
Units Sold	43	31	38.71%
Avg Days on Market	38	49	-22.45%
Avg List Price for Solds	\$404,700	\$394,509	2.58%
Avg SP to OLP Ratio	94.5%	92.9%	1.67%
Ratio of Avg SP to Avg OLP	94.6%	92.9%	1.86%
Attached Avg Sold Price	\$153,833	\$315,730	-51.28%
Detached Avg Sold Price	\$411,551	\$389,139	5.76%
Attached Units Sold	3	3	0.00%
Detached Units Sold	40	28	42.86%

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 2024	Jan 2023	% Change
Active Listings	100	113	-11.50%
New Listings	49	29	68.97%
New Under Contracts	41	42	-2.38%
New Pending	43	48	-10.42%
All Pending	49	90	-45.56%

Financing (Sold)

Assumption	0
Cash	17
Conventional	15
FHA	7
Other	2
Owner	0
VA	2

Days on Market (Sold)

0	4
1 to 10	9
11 to 20	5
21 to 30	4
31 to 60	7
61 to 90	10
91 to 120	3
121 to 180	0
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	2	0	0	0	0	0	2	0	0
\$125K to \$149,999	0	0	0	0	0	0	1	1	0	0
\$150K to \$199,999	2	0	0	0	0	0	0	2	0	0
\$200K to \$249,999	1	1	0	0	0	0	1	3	3	1
\$250K to \$299,999	3	0	2	0	0	0	0	5	6	0
\$300K to \$399,999	0	0	5	0	3	0	1	9	28	17
\$400K to \$499,999	0	0	9	0	2	0	0	11	14	1
\$500K to \$599,999	0	0	1	0	4	0	0	5	10	1
\$600K to \$799,999	0	0	0	0	4	0	0	4	7	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	2	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
Total	6	3	17	0	14	0	3	43	72	20
Avg Sold Price	\$235,650	\$153,833	\$395,964	\$0	\$543,347	\$0	\$236,633	\$393,571		
Prev Year - Avg Sold Price	\$170,000	\$296,260	\$373,357	\$354,670	\$445,053	\$0	\$0	\$382,035		
Avg Sold % Change	38.62%	-48.08%	6.06%	0.00%	22.09%	0.00%	0.00%	3.02%		
Prev Year - # of Solds	1	2	18	1	9	0	0	31		

Active Detail