

August 2020

32713, Debarry, FL

Sold Summary

| | Aug 2020 | Aug 2019 | % Change |
|----------------------------|--------------|-------------|----------|
| Sold Dollar Volume | \$13,811,352 | \$8,791,458 | 57.10% |
| Avg Sold Price | \$281,864 | \$237,607 | 18.63% |
| Median Sold Price | \$268,490 | \$235,000 | 14.25% |
| Units Sold | 49 | 37 | 32.43% |
| Avg Days on Market | 48 | 43 | 11.63% |
| Avg List Price for Solds | \$284,865 | \$242,111 | 17.66% |
| Avg SP to OLP Ratio | 97.2% | 95.8% | 1.41% |
| Ratio of Avg SP to Avg OLP | 95.7% | 96.5% | -0.90% |
| Attached Avg Sold Price | \$161,250 | \$96,333 | 67.39% |
| Detached Avg Sold Price | \$286,997 | \$250,072 | 14.77% |
| Attached Units Sold | 2 | 3 | -33.33% |
| Detached Units Sold | 47 | 34 | 38.24% |

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 2020 | Aug 2019 | % Change |
|---------------------|----------|----------|----------|
| Active Listings | 58 | 112 | -48.21% |
| New Listings | 58 | 53 | 9.43% |
| New Under Contracts | 53 | 51 | 3.92% |
| New Pending | 59 | 55 | 7.27% |
| All Pending | 72 | 64 | 12.50% |

Financing (Sold)

| | |
|--------------|----|
| Assumption | 0 |
| Cash | 5 |
| Conventional | 23 |
| FHA | 15 |
| Other | 0 |
| Owner | 0 |
| VA | 6 |

Days on Market (Sold)

| | |
|------------|----|
| 0 | 2 |
| 1 to 10 | 22 |
| 11 to 20 | 4 |
| 21 to 30 | 4 |
| 31 to 60 | 5 |
| 61 to 90 | 3 |
| 91 to 120 | 0 |
| 121 to 180 | 5 |
| 181 to 360 | 4 |
| 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 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$125K to \$149,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 |
| \$150K to \$199,999 | 4 | 0 | 4 | 0 | 1 | 0 | 0 | 9 | 6 | 0 |
| \$200K to \$249,999 | 2 | 0 | 8 | 1 | 0 | 0 | 0 | 11 | 10 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 7 | 9 | 0 |
| \$300K to \$399,999 | 0 | 0 | 5 | 0 | 10 | 0 | 0 | 15 | 17 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 3 | 8 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 8 | 1 | 22 | 1 | 17 | 0 | 0 | 49 | 55 | 0 |
| Avg Sold Price | \$172,431 | \$76,000 | \$258,984 | \$246,500 | \$377,161 | \$0 | \$0 | \$281,864 | | |
| Prev Year - Avg Sold Price | \$163,221 | \$96,333 | \$240,437 | \$0 | \$328,315 | \$0 | \$0 | \$237,607 | | |
| Avg Sold % Change | 5.64% | -21.11% | 7.71% | 0.00% | 14.88% | 0.00% | 0.00% | 18.63% | | |
| Prev Year - # of Solds | 6 | 3 | 19 | 0 | 9 | 0 | 0 | 37 | | |

Active Detail