

February 2021

32713, Debarry, FL

Sold Summary

	Feb 2021	Feb 2020	% Change
Sold Dollar Volume	\$16,055,860	\$8,415,492	90.79%
Avg Sold Price	\$321,117	\$240,443	33.55%
Median Sold Price	\$302,500	\$245,000	23.47%
Units Sold	50	35	42.86%
Avg Days on Market	32	46	-30.43%
Avg List Price for Solds	\$323,871	\$244,808	32.30%
Avg SP to OLP Ratio	99.1%	96.3%	2.90%
Ratio of Avg SP to Avg OLP	99.1%	95.7%	3.55%
Attached Avg Sold Price	\$0	\$151,000	0%
Detached Avg Sold Price	\$321,117	\$245,863	30.61%
Attached Units Sold	0	2	0%
Detached Units Sold	50	33	51.52%

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

	Feb 2021	Feb 2020	% Change
Active Listings	26	103	-74.76%
New Listings	45	54	-16.67%
New Under Contracts	46	58	-20.69%
New Pending	51	64	-20.31%
All Pending	89	71	25.35%

Financing (Sold)

Assumption	0
Cash	14
Conventional	23
FHA	5
Other	0
Owner	2
VA	6

Days on Market (Sold)

0	9
1 to 10	19
11 to 20	6
21 to 30	3
31 to 60	7
61 to 90	2
91 to 120	2
121 to 180	0
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	1
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	1	0	1	0	0	0	1	3	1	0
\$150K to \$199,999	2	0	1	0	0	0	0	3	2	0
\$200K to \$249,999	2	0	4	0	0	0	0	6	2	0
\$250K to \$299,999	0	0	8	0	3	0	0	11	4	0
\$300K to \$399,999	0	0	8	0	7	0	0	15	4	0
\$400K to \$499,999	0	0	4	0	3	0	0	7	6	0
\$500K to \$599,999	0	0	0	0	3	0	0	3	1	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	0	27	0	16	0	2	50	21	1
Avg Sold Price	\$188,060	\$0	\$323,037	\$0	\$385,723	\$0	\$111,000	\$321,117		
Prev Year - Avg Sold Price	\$164,886	\$72,000	\$250,962	\$230,000	\$321,433	\$0	\$51,000	\$240,443		
Avg Sold % Change	14.05%	0.00%	28.72%	0.00%	20.00%	0.00%	117.65%	33.55%		
Prev Year - # of Solds	7	1	16	1	9	0	1	35		

Active Detail