

January 2023

32713, Debarry, FL

Sold Summary

	Jan 2023	Jan 2022	% Change
Sold Dollar Volume	\$11,843,088	\$11,031,097	7.36%
Avg Sold Price	\$382,035	\$306,419	24.68%
Median Sold Price	\$369,490	\$315,000	17.30%
Units Sold	31	36	-13.89%
Avg Days on Market	49	28	75.00%
Avg List Price for Solds	\$394,509	\$304,845	29.41%
Avg SP to OLP Ratio	92.9%	98.4%	-5.50%
Ratio of Avg SP to Avg OLP	92.9%	98.4%	-5.59%
Attached Avg Sold Price	\$315,730	\$93,400	238.04%
Detached Avg Sold Price	\$389,139	\$312,506	24.52%
Attached Units Sold	3	1	200.00%
Detached Units Sold	28	35	-20.00%

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 2023	Jan 2022	% Change
Active Listings	113	23	391.30%
New Listings	29	42	-30.95%
New Under Contracts	42	56	-25.00%
New Pendings	48	58	-17.24%
All Pendings	90	90	0.00%

Financing (Sold)

Assumption	0
Cash	7
Conventional	15
FHA	8
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	6
11 to 20	3
21 to 30	4
31 to 60	5
61 to 90	7
91 to 120	2
121 to 180	3
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	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	1	1	0
\$200K to \$249,999	0	0	0	0	0	0	0	0	0	0
\$250K to \$299,999	0	1	1	0	1	0	0	3	5	0
\$300K to \$399,999	0	1	11	1	2	0	0	15	31	13
\$400K to \$499,999	0	0	5	0	3	0	0	8	35	0
\$500K to \$599,999	0	0	1	0	2	0	0	3	19	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	7	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	1	2	18	1	9	0	0	31	98	13
Avg Sold Price	\$170,000	\$296,260	\$373,357	\$354,670	\$445,053	\$0	\$0	\$382,035		
Prev Year - Avg Sold Price	\$226,554	\$93,400	\$302,948	\$0	\$406,829	\$0	\$152,500	\$306,419		
Avg Sold % Change	-24.96%	217.19%	23.24%	0.00%	9.40%	0.00%	0.00%	24.68%		
Prev Year - # of Solds	8	1	13	0	12	0	2	36		

Active Detail