

February 2023

32713, Debarry, FL

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$15,734,260	\$18,103,077	-13.09%
Avg Sold Price	\$383,762	\$369,451	3.87%
Median Sold Price	\$380,420	\$353,000	7.77%
Units Sold	41	49	-16.33%
Avg Days on Market	42	29	44.83%
Avg List Price for Solds	\$395,213	\$368,507	7.25%
Avg SP to OLP Ratio	94.5%	99.9%	-5.39%
Ratio of Avg SP to Avg OLP	94.1%	99.9%	-5.80%
Attached Avg Sold Price	\$345,072	\$0	0%
Detached Avg Sold Price	\$389,136	\$369,451	5.33%
Attached Units Sold	5	0	0%
Detached Units Sold	36	49	-26.53%

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 2023	Feb 2022	% Change
Active Listings	91	27	237.04%
New Listings	49	54	-9.26%
New Under Contracts	71	53	33.96%
New Pending	74	58	27.59%
All Pending	113	90	25.56%

Financing (Sold)

Assumption	0
Cash	6
Conventional	19
FHA	10
Other	0
Owner	0
VA	6

Days on Market (Sold)

0	3
1 to 10	11
11 to 20	3
21 to 30	2
31 to 60	9
61 to 90	10
91 to 120	1
121 to 180	2
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	0	0	0	0	0	0	0	0	0	0
\$200K to \$249,999	1	0	3	0	0	0	0	4	1	0
\$250K to \$299,999	3	0	5	0	0	0	0	8	6	0
\$300K to \$399,999	1	2	3	3	2	0	0	11	18	14
\$400K to \$499,999	0	0	4	0	6	0	0	10	22	0
\$500K to \$599,999	0	0	4	0	3	0	0	7	20	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	5	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	1	0
Total	5	2	19	3	12	0	0	41	73	14
Avg Sold Price	\$282,200	\$323,260	\$362,632	\$359,613	\$475,658	\$0	\$0	\$383,762		
Prev Year - Avg Sold Price	\$195,100	\$0	\$317,717	\$0	\$499,404	\$0	\$175,500	\$369,451		
Avg Sold % Change	44.64%	0.00%	14.14%	0.00%	-4.75%	0.00%	0.00%	3.87%		
Prev Year - # of Solds	4	0	23	0	19	0	3	49		

Active Detail