

February 2023

32720, Deland, FL

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$18,610,170	\$13,157,350	41.44%
Avg Sold Price	\$326,494	\$263,147	24.07%
Median Sold Price	\$294,990	\$256,000	15.23%
Units Sold	57	50	14.00%
Avg Days on Market	65	27	140.74%
Avg List Price for Solds	\$341,469	\$265,157	28.78%
Avg SP to OLP Ratio	91.4%	98.2%	-6.92%
Ratio of Avg SP to Avg OLP	90.3%	98.8%	-8.54%
Attached Avg Sold Price	\$290,000	\$185,950	55.96%
Detached Avg Sold Price	\$329,549	\$266,073	23.86%
Attached Units Sold	1	2	-50.00%
Detached Units Sold	55	47	17.02%

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	110	53	107.55%
New Listings	54	67	-19.40%
New Under Contracts	51	73	-30.14%
New Pendings	60	81	-25.93%
All Pendings	62	106	-41.51%

Financing (Sold)

Assumption	0
Cash	16
Conventional	22
FHA	15
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	2
1 to 10	15
11 to 20	4
21 to 30	3
31 to 60	12
61 to 90	6
91 to 120	4
121 to 180	7
181 to 360	3
361 to 720	1
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	1	0	0	0	0	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	1	1	1	0
\$150K to \$199,999	2	0	1	0	0	0	1	5	3	4
\$200K to \$249,999	3	0	2	0	2	0	0	7	12	0
\$250K to \$299,999	1	1	10	0	1	0	3	16	12	0
\$300K to \$399,999	0	0	11	0	4	0	0	15	33	0
\$400K to \$499,999	0	0	2	0	5	0	0	7	21	0
\$500K to \$599,999	0	0	0	0	3	0	0	3	7	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	8	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	4	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
<b>Total</b>	<b>6</b>	<b>1</b>	<b>28</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>5</b>	<b>57</b>	<b>103</b>	<b>4</b>
Avg Sold Price	\$210,948	\$290,000	\$315,800	\$0	\$431,568	\$0	\$222,400	\$326,494		
Prev Year - Avg Sold Price	\$171,583	\$137,000	\$263,125	\$234,900	\$338,372	\$0	\$48,000	\$263,147		
Avg Sold % Change	22.94%	111.68%	20.02%	0.00%	27.54%	0.00%	363.33%	24.07%		
Prev Year - # of Solds	6	1	28	1	12	0	1	50		

Active Detail