

February 2023

32724, Deland, FL

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$30,255,261	\$21,185,301	42.81%
Avg Sold Price	\$355,944	\$307,033	15.93%
Median Sold Price	\$349,900	\$312,750	11.88%
Units Sold	85	69	23.19%
Avg Days on Market	55	15	266.67%
Avg List Price for Solds	\$363,785	\$307,597	18.27%
Avg SP to OLP Ratio	94.8%	99.6%	-4.79%
Ratio of Avg SP to Avg OLP	96.8%	99.7%	-2.93%
Attached Avg Sold Price	\$296,667	\$272,167	9.00%
Detached Avg Sold Price	\$360,446	\$310,382	16.13%
Attached Units Sold	6	3	100.00%
Detached Units Sold	79	65	21.54%

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	162	56	189.29%
New Listings	93	81	14.81%
New Under Contracts	100	85	17.65%
New Pending	107	96	11.46%
All Pending	150	186	-19.35%

Financing (Sold)

Assumption	0
Cash	19
Conventional	37
FHA	23
Other	0
Owner	0
VA	6

Days on Market (Sold)

0	3
1 to 10	17
11 to 20	12
21 to 30	5
31 to 60	14
61 to 90	16
91 to 120	9
121 to 180	4
181 to 360	5
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	1	0	0	0	0	0	0	1	1	1
\$150K to \$199,999	3	2	1	0	0	0	1	7	4	2
\$200K to \$249,999	1	0	3	0	1	0	0	5	4	1
\$250K to \$299,999	0	0	6	0	1	0	0	7	8	1
\$300K to \$399,999	2	0	23	3	17	0	0	45	77	4
\$400K to \$499,999	2	0	4	1	5	0	0	12	31	0
\$500K to \$599,999	0	0	3	0	2	0	0	5	15	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	5	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0
\$1,000,000+	0	0	0	0	1	0	0	1	3	0
<b>Total</b>	<b>9</b>	<b>2</b>	<b>40</b>	<b>4</b>	<b>29</b>	<b>0</b>	<b>1</b>	<b>85</b>	<b>150</b>	<b>9</b>
Avg Sold Price	\$270,200	\$162,500	\$339,612	\$363,750	\$423,930	\$0	\$165,000	\$355,944		
Prev Year - Avg Sold Price	\$224,221	\$187,500	\$297,474	\$314,500	\$381,123	\$0	\$147,500	\$307,033		
Avg Sold % Change	20.51%	-13.33%	14.17%	15.66%	11.23%	0.00%	11.86%	15.93%		
Prev Year - # of Solds	13	1	25	2	25	0	2	69		

Active Detail