

March 2023

32713, Debarry, FL

Sold Summary

	Mar 2023	Mar 2022	% Change
Sold Dollar Volume	\$26,667,017	\$18,235,351	46.24%
Avg Sold Price	\$392,162	\$350,680	11.83%
Median Sold Price	\$369,490	\$312,500	18.24%
Units Sold	68	52	30.77%
Avg Days on Market	58	20	190.00%
Avg List Price for Solds	\$400,106	\$348,218	14.90%
Avg SP to OLP Ratio	94.6%	100.1%	-5.48%
Ratio of Avg SP to Avg OLP	95.7%	100.1%	-4.44%
Attached Avg Sold Price	\$120,000	\$88,000	36.36%
Detached Avg Sold Price	\$400,409	\$355,830	12.53%
Attached Units Sold	2	1	100.00%
Detached Units Sold	66	51	29.41%

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

	Mar 2023	Mar 2022	% Change
Active Listings	73	24	204.17%
New Listings	43	56	-23.21%
New Under Contracts	58	59	-1.69%
New Pendings	63	62	1.61%
All Pendings	99	93	6.45%

Financing (Sold)

Assumption	0
Cash	8
Conventional	34
FHA	18
Other	0
Owner	0
VA	8

Days on Market (Sold)

0	5
1 to 10	18
11 to 20	4
21 to 30	6
31 to 60	8
61 to 90	6
91 to 120	11
121 to 180	7
181 to 360	3
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	2	0	0	0	0	0	2	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	2	0	1	0	0	0	1	4	0	0
\$200K to \$249,999	4	0	1	0	0	0	0	5	1	0
\$250K to \$299,999	1	0	2	0	1	0	0	4	3	0
\$300K to \$399,999	0	0	18	0	10	0	0	28	17	4
\$400K to \$499,999	0	0	6	0	12	0	0	18	19	9
\$500K to \$599,999	0	0	0	0	4	0	0	4	14	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	3	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	1	0	0	1	2	0
Total	7	2	28	0	30	0	1	68	59	13
Avg Sold Price	\$219,500	\$120,000	\$349,093	\$0	\$498,781	\$0	\$152,500	\$392,162		
Prev Year - Avg Sold Price	\$250,986	\$88,000	\$316,938	\$0	\$504,622	\$0	\$177,500	\$350,680		
Avg Sold % Change	-12.54%	36.36%	10.15%	0.00%	-1.16%	0.00%	-14.08%	11.83%		
Prev Year - # of Solds	7	1	24	0	16	0	4	52		

Active Detail