

April 2023

32713, Debarry, FL

Sold Summary

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$17,631,167	\$15,598,414	13.03%
Avg Sold Price	\$391,804	\$371,391	5.50%
Median Sold Price	\$406,000	\$374,950	8.28%
Units Sold	45	42	7.14%
Avg Days on Market	43	15	186.67%
Avg List Price for Solds	\$401,046	\$363,576	10.31%
Avg SP to OLP Ratio	97.7%	101.9%	-4.13%
Ratio of Avg SP to Avg OLP	97.4%	101.2%	-3.72%
Attached Avg Sold Price	\$0	\$245,173	0%
Detached Avg Sold Price	\$392,981	\$384,677	2.16%
Attached Units Sold	0	4	0%
Detached Units Sold	44	38	15.79%

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

	Apr 2023	Apr 2022	% Change
Active Listings	72	28	157.14%
New Listings	38	49	-22.45%
New Under Contracts	51	55	-7.27%
New Pending	54	60	-10.00%
All Pending	104	96	8.33%

Financing (Sold)

Assumption	0
Cash	7
Conventional	20
FHA	11
Other	1
Owner	0
VA	6

Days on Market (Sold)

0	3
1 to 10	14
11 to 20	5
21 to 30	4
31 to 60	7
61 to 90	3
91 to 120	5
121 to 180	3
181 to 360	1
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	2	0	0	0	0	0	0	2	0	0
\$200K to \$249,999	2	0	2	0	0	0	1	5	0	0
\$250K to \$299,999	2	0	3	0	0	0	0	5	1	0
\$300K to \$399,999	0	0	6	0	2	0	0	9	16	15
\$400K to \$499,999	0	0	5	0	12	0	0	17	22	0
\$500K to \$599,999	0	0	1	0	4	0	0	5	12	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	2	0
Total	6	0	17	0	20	0	1	45	55	15
Avg Sold Price	\$218,250	\$0	\$355,460	\$0	\$485,492	\$0	\$229,000	\$391,804		
Prev Year - Avg Sold Price	\$296,439	\$179,000	\$408,640	\$311,345	\$541,662	\$0	\$175,667	\$371,391		
Avg Sold % Change	-26.38%	0.00%	-13.01%	0.00%	-10.37%	0.00%	30.36%	5.50%		
Prev Year - # of Solds	9	2	20	2	6	0	3	42		

Active Detail