

April 2023

32720, Deland, FL

## Sold Summary

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$13,987,869	\$23,491,713	-40.46%
Avg Sold Price	\$358,663	\$367,058	-2.29%
Median Sold Price	\$314,990	\$341,460	-7.75%
Units Sold	39	64	-39.06%
Avg Days on Market	80	22	263.64%
Avg List Price for Solds	\$369,126	\$371,935	-0.76%
Avg SP to OLP Ratio	93.8%	98.1%	-4.36%
Ratio of Avg SP to Avg OLP	93.2%	98.4%	-5.33%
Attached Avg Sold Price	\$157,167	\$162,725	-3.42%
Detached Avg Sold Price	\$375,455	\$380,680	-1.37%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	36	60	-40.00%

## 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	74	49	51.02%
New Listings	38	66	-42.42%
New Under Contracts	62	82	-24.39%
New Pendings	68	85	-20.00%
All Pendings	72	121	-40.50%

## Financing (Sold)

Assumption	0
Cash	13
Conventional	13
FHA	9
Other	0
Owner	1
VA	3

## Days on Market (Sold)

0	1
1 to 10	12
11 to 20	2
21 to 30	3
31 to 60	2
61 to 90	5
91 to 120	5
121 to 180	4
181 to 360	4
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	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	1	0	0	0	0	0	1	1	0
\$150K to \$199,999	0	2	3	0	0	0	0	5	5	2
\$200K to \$249,999	2	0	2	0	1	0	0	5	4	0
\$250K to \$299,999	1	0	3	0	1	0	0	5	5	0
\$300K to \$399,999	1	0	6	0	3	0	0	10	20	0
\$400K to \$499,999	0	0	1	0	4	0	0	5	17	0
\$500K to \$599,999	0	0	2	0	1	0	1	4	8	0
\$600K to \$799,999	0	0	2	0	2	0	0	4	2	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	1	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>19</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>39</b>	<b>64</b>	<b>2</b>
Avg Sold Price	\$263,250	\$157,167	\$346,763	\$0	\$442,490	\$0	\$565,000	\$358,663		
Prev Year - Avg Sold Price	\$208,190	\$138,000	\$380,668	\$236,900	\$522,934	\$0	\$149,667	\$367,058		
Avg Sold % Change	26.45%	13.89%	-8.91%	0.00%	-15.38%	0.00%	277.50%	-2.29%		
Prev Year - # of Solds	10	3	30	1	17	0	3	64		

## Active Detail