

April 2023

32724, Deland, FL

Sold Summary

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$33,227,948	\$26,921,214	23.43%
Avg Sold Price	\$361,173	\$349,626	3.30%
Median Sold Price	\$358,745	\$360,400	-0.46%
Units Sold	92	77	19.48%
Avg Days on Market	46	16	187.50%
Avg List Price for Solds	\$368,370	\$350,314	5.15%
Avg SP to OLP Ratio	96.7%	98.8%	-2.12%
Ratio of Avg SP to Avg OLP	96.2%	99.2%	-3.02%
Attached Avg Sold Price	\$257,400	\$140,000	83.86%
Detached Avg Sold Price	\$367,137	\$361,113	1.67%
Attached Units Sold	5	4	25.00%
Detached Units Sold	87	73	19.18%

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	159	66	140.91%
New Listings	100	98	2.04%
New Under Contracts	98	92	6.52%
New Pending	105	94	11.70%
All Pending	135	187	-27.81%

Financing (Sold)

Assumption	0
Cash	24
Conventional	39
FHA	19
Other	1
Owner	0
VA	9

Days on Market (Sold)

0	8
1 to 10	24
11 to 20	14
21 to 30	16
31 to 60	10
61 to 90	8
91 to 120	3
121 to 180	3
181 to 360	5
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	1	0	0	0	0	0	2	3	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	1	2	0	2
\$150K to \$199,999	1	1	0	0	0	0	0	2	5	4
\$200K to \$249,999	1	0	3	0	0	0	0	4	4	3
\$250K to \$299,999	1	0	4	1	1	0	0	7	7	0
\$300K to \$399,999	2	0	24	0	18	2	0	46	67	2
\$400K to \$499,999	2	0	5	0	13	0	0	20	32	1
\$500K to \$599,999	0	0	4	0	1	0	0	5	14	0
\$600K to \$799,999	0	0	1	0	2	0	0	3	2	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	4	0
\$1,000,000+	0	0	0	0	0	0	0	0	5	0
Total	8	2	41	1	35	2	3	92	140	12
Avg Sold Price	\$278,719	\$163,500	\$364,377	\$285,000	\$413,078	\$337,500	\$104,667	\$361,173		
Prev Year - Avg Sold Price	\$302,568	\$140,000	\$341,731	\$0	\$411,009	\$0	\$100,000	\$349,626		
Avg Sold % Change	-7.88%	16.79%	6.63%	0.00%	0.50%	0.00%	4.67%	3.30%		
Prev Year - # of Solds	9	4	34	0	29	0	1	77		

Active Detail