

May 2023

32713, Debarry, FL

Sold Summary

	May 2023	May 2022	% Change
Sold Dollar Volume	\$25,640,663	\$21,313,317	20.30%
Avg Sold Price	\$413,559	\$373,918	10.60%
Median Sold Price	\$423,792	\$360,000	17.72%
Units Sold	62	57	8.77%
Avg Days on Market	47	18	161.11%
Avg List Price for Solds	\$417,341	\$371,948	12.20%
Avg SP to OLP Ratio	95.9%	101.0%	-5.08%
Ratio of Avg SP to Avg OLP	96.4%	100.6%	-4.12%
Attached Avg Sold Price	\$0	\$233,183	0%
Detached Avg Sold Price	\$413,559	\$384,539	7.55%
Attached Units Sold	0	4	0%
Detached Units Sold	62	53	16.98%

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

	May 2023	May 2022	% Change
Active Listings	78	31	151.61%
New Listings	66	50	32.00%
New Under Contracts	59	44	34.09%
New Pendings	59	47	25.53%
All Pendings	98	83	18.07%

Financing (Sold)

Assumption	0
Cash	6
Conventional	33
FHA	17
Other	0
Owner	0
VA	6

Days on Market (Sold)

0	6
1 to 10	18
11 to 20	4
21 to 30	6
31 to 60	12
61 to 90	3
91 to 120	6
121 to 180	6
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	1	1	0	0
\$100K to \$124,999	0	0	0	0	0	0	1	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	1	2	0	0
\$200K to \$249,999	0	0	1	0	0	0	1	2	0	0
\$250K to \$299,999	2	0	1	0	0	0	0	3	4	0
\$300K to \$399,999	1	0	17	0	0	0	0	18	16	15
\$400K to \$499,999	0	0	7	0	11	0	0	18	25	0
\$500K to \$599,999	0	0	4	0	10	0	0	14	9	0
\$600K to \$799,999	0	0	0	0	3	0	0	3	6	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	4	0	30	0	24	0	4	62	61	15
Avg Sold Price	\$263,250	\$0	\$393,222	\$0	\$507,022	\$0	\$155,625	\$413,559		
Prev Year - Avg Sold Price	\$244,475	\$233,183	\$347,390	\$0	\$498,672	\$0	\$219,167	\$373,918		
Avg Sold % Change	7.68%	0.00%	13.19%	0.00%	1.67%	0.00%	-28.99%	10.60%		
Prev Year - # of Solds	8	4	21	0	21	0	3	57		

Active Detail