

June 2023

32713, Debarry, FL

Sold Summary

	Jun 2023	Jun 2022	% Change
Sold Dollar Volume	\$24,595,771	\$13,096,094	87.81%
Avg Sold Price	\$416,877	\$385,179	8.23%
Median Sold Price	\$420,000	\$365,000	15.07%
Units Sold	59	34	73.53%
Avg Days on Market	52	14	271.43%
Avg List Price for Solds	\$421,626	\$383,368	9.98%
Avg SP to OLP Ratio	97.3%	99.6%	-2.22%
Ratio of Avg SP to Avg OLP	96.5%	99.5%	-3.01%
Attached Avg Sold Price	\$90,000	\$0	0%
Detached Avg Sold Price	\$422,513	\$385,179	9.69%
Attached Units Sold	1	0	0%
Detached Units Sold	58	34	70.59%

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

	Jun 2023	Jun 2022	% Change
Active Listings	89	87	2.30%
New Listings	56	73	-23.29%
New Under Contracts	42	49	-14.29%
New Pending	44	52	-15.38%
All Pending	77	92	-16.30%

Financing (Sold)

Assumption	0
Cash	13
Conventional	32
FHA	9
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	2
1 to 10	20
11 to 20	10
21 to 30	6
31 to 60	5
61 to 90	8
91 to 120	1
121 to 180	2
181 to 360	5
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	1	0	0	0	0	0	1	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	1	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	0	0	0	1	2	1	0
\$200K to \$249,999	0	0	3	0	0	0	1	4	0	0
\$250K to \$299,999	0	0	2	0	0	0	0	2	3	1
\$300K to \$399,999	0	0	10	0	3	0	0	13	20	20
\$400K to \$499,999	0	0	8	0	13	0	0	21	22	1
\$500K to \$599,999	0	0	2	0	9	0	0	11	12	0
\$600K to \$799,999	0	0	1	0	3	0	0	4	8	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	1	1	27	0	28	0	2	59	67	22
Avg Sold Price	\$199,999	\$90,000	\$375,236	\$0	\$491,943	\$0	\$200,000	\$416,877		
Prev Year - Avg Sold Price	\$265,100	\$0	\$369,157	\$0	\$489,020	\$0	\$182,500	\$385,179		
Avg Sold % Change	-24.56%	0.00%	1.65%	0.00%	0.60%	0.00%	9.59%	8.23%		
Prev Year - # of Solds	5	0	15	0	12	0	2	34		

Active Detail