

## July 2023

32713, Debarry, FL

## Sold Summary

	Jul 2023	Jul 2022	% Change
Sold Dollar Volume	\$18,229,983	\$12,822,830	42.17%
Avg Sold Price	\$414,318	\$377,142	9.86%
Median Sold Price	\$413,235	\$357,000	15.75%
Units Sold	44	34	29.41%
Avg Days on Market	52	12	333.33%
Avg List Price for Solds	\$419,621	\$383,396	9.45%
Avg SP to OLP Ratio	96.8%	97.9%	-1.07%
Ratio of Avg SP to Avg OLP	96.8%	97.8%	-1.09%
Attached Avg Sold Price	\$0	\$287,998	0%
Detached Avg Sold Price	\$414,318	\$389,028	6.50%
Attached Units Sold	0	4	0%
Detached Units Sold	44	30	46.67%

## 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

	Jul 2023	Jul 2022	% Change
Active Listings	90	87	3.45%
New Listings	48	53	-9.43%
New Under Contracts	48	51	-5.88%
New Pendings	49	54	-9.26%
All Pendings	74	105	-29.52%

## Financing (Sold)

Assumption	0
Cash	6
Conventional	25
FHA	5
Other	1
Owner	0
VA	7

## Days on Market (Sold)

0	0
1 to 10	17
11 to 20	4
21 to 30	7
31 to 60	5
61 to 90	3
91 to 120	4
121 to 180	0
181 to 360	3
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	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	1	0	0	0	1	3	0	0
\$200K to \$249,999	2	0	0	0	0	0	0	2	1	0
\$250K to \$299,999	2	0	4	0	0	0	0	6	4	0
\$300K to \$399,999	2	0	5	0	2	0	0	9	16	18
\$400K to \$499,999	0	0	8	0	5	0	0	13	22	1
\$500K to \$599,999	0	0	1	0	7	0	0	8	12	0
\$600K to \$799,999	0	0	0	0	3	0	0	3	13	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>7</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>1</b>	<b>44</b>	<b>70</b>	<b>19</b>
Avg Sold Price	\$266,714	\$0	\$382,448	\$0	\$524,087	\$0	\$187,000	\$414,318		
Prev Year - Avg Sold Price	\$260,750	\$265,500	\$365,788	\$310,495	\$509,216	\$0	\$212,333	\$377,142		
Avg Sold % Change	2.29%	0.00%	4.55%	0.00%	2.92%	0.00%	-11.93%	9.86%		
Prev Year - # of Solds	4	2	12	2	11	0	3	34		

## Active Detail