

August 2023

32713, Debarry, FL

Sold Summary

	Aug 2023	Aug 2022	% Change
Sold Dollar Volume	\$18,086,256	\$21,241,443	-14.85%
Avg Sold Price	\$420,611	\$386,208	8.91%
Median Sold Price	\$406,490	\$392,000	3.70%
Units Sold	43	55	-21.82%
Avg Days on Market	37	18	105.56%
Avg List Price for Solds	\$427,872	\$387,161	10.52%
Avg SP to OLP Ratio	96.4%	98.5%	-2.11%
Ratio of Avg SP to Avg OLP	96.5%	98.0%	-1.49%
Attached Avg Sold Price	\$0	\$195,133	0%
Detached Avg Sold Price	\$420,611	\$401,194	4.84%
Attached Units Sold	0	4	0%
Detached Units Sold	43	51	-15.69%

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

	Aug 2023	Aug 2022	% Change
Active Listings	100	85	17.65%
New Listings	60	54	11.11%
New Under Contracts	57	54	5.56%
New Pending	63	58	8.62%
All Pending	82	103	-20.39%

Financing (Sold)

Assumption	0
Cash	13
Conventional	19
FHA	5
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	4
1 to 10	13
11 to 20	9
21 to 30	3
31 to 60	7
61 to 90	3
91 to 120	2
121 to 180	1
181 to 360	0
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	0	0	1	0	0	0	0	1	0	0
\$200K to \$249,999	1	0	1	0	0	0	0	2	0	0
\$250K to \$299,999	3	0	1	0	1	0	0	5	2	0
\$300K to \$399,999	2	0	7	0	2	0	0	11	24	15
\$400K to \$499,999	0	0	6	0	6	0	0	12	24	0
\$500K to \$599,999	0	0	3	0	6	0	0	9	18	0
\$600K to \$799,999	0	0	2	0	1	0	0	3	13	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	6	0	21	0	16	0	0	43	84	15
Avg Sold Price	\$283,667	\$0	\$413,968	\$0	\$480,683	\$0	\$0	\$420,611		
Prev Year - Avg Sold Price	\$257,583	\$117,000	\$363,314	\$273,265	\$500,794	\$0	\$180,000	\$386,208		
Avg Sold % Change	10.13%	0.00%	13.94%	0.00%	-4.02%	0.00%	0.00%	8.91%		
Prev Year - # of Solds	6	2	24	2	20	0	1	55		

Active Detail