

October 2023

32713, Debarry, FL

Sold Summary

	Oct 2023	Oct 2022	% Change
Sold Dollar Volume	\$17,187,613	\$20,806,112	-17.39%
Avg Sold Price	\$399,712	\$371,538	7.58%
Median Sold Price	\$392,000	\$369,445	6.11%
Units Sold	43	56	-23.21%
Avg Days on Market	49	23	113.04%
Avg List Price for Solds	\$407,317	\$376,785	8.10%
Avg SP to OLP Ratio	96.2%	97.9%	-1.78%
Ratio of Avg SP to Avg OLP	96.3%	98.0%	-1.75%
Attached Avg Sold Price	\$381,000	\$331,687	14.87%
Detached Avg Sold Price	\$400,625	\$373,793	7.18%
Attached Units Sold	2	3	-33.33%
Detached Units Sold	41	53	-22.64%

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

	Oct 2023	Oct 2022	% Change
Active Listings	115	129	-10.85%
New Listings	37	71	-47.89%
New Under Contracts	40	36	11.11%
New Pending	47	41	14.63%
All Pending	64	81	-20.99%

Financing (Sold)

Assumption	0
Cash	11
Conventional	22
FHA	5
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	16
11 to 20	6
21 to 30	2
31 to 60	8
61 to 90	3
91 to 120	1
121 to 180	4
181 to 360	1
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	1
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	1	0	0	0	0	0	0	1	0	0
\$200K to \$249,999	0	0	1	0	0	0	3	4	0	0
\$250K to \$299,999	4	0	4	0	1	0	0	9	2	0
\$300K to \$399,999	3	0	3	2	1	0	0	9	26	19
\$400K to \$499,999	0	0	7	0	3	0	0	10	35	0
\$500K to \$599,999	0	0	0	0	8	0	0	8	15	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	8	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	3	0
\$1,000,000+	0	0	0	0	1	0	0	1	2	0
Total	8	0	15	2	15	0	3	43	91	21
Avg Sold Price	\$274,688	\$0	\$374,639	\$381,000	\$527,635	\$0	\$231,333	\$399,712		
Prev Year - Avg Sold Price	\$283,571	\$299,520	\$351,326	\$347,770	\$454,890	\$0	\$200,000	\$371,538		
Avg Sold % Change	-3.13%	0.00%	6.64%	9.56%	15.99%	0.00%	15.67%	7.58%		
Prev Year - # of Solds	7	1	25	2	19	0	2	56		

Active Detail