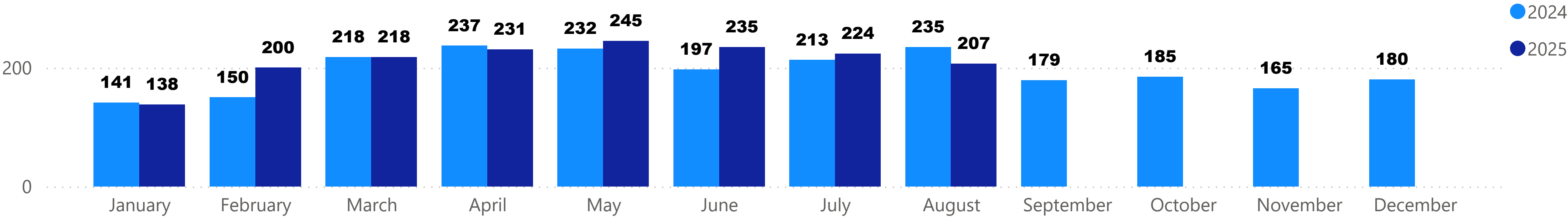




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999			1	1	1		1						4
\$ 50,000 - 59,999			1										1
\$ 60,000 - 69,999					1								1
\$ 70,000 - 79,999							1						1
\$ 80,000 - 89,999				1	1								2
\$ 90,000 - 99,999		1	2	1									4
\$ 100,000 - 119,999	1				1			2					4
\$ 120,000 - 139,999		2		2	1			4					9
\$ 140,000 - 159,999		2	1	2	2	3	6	3					19
\$ 160,000 - 179,999	7	5	4	5	4	5	2	1					33
\$ 180,000 - 199,999	7	4	8	6	6	7	4	5					47
\$ 200,000 - 249,999	12	19	16	24	22	26	27	20					166
\$ 250,000 - 299,999	17	36	48	39	61	34	37	44					316
\$ 300,000 - 349,999	39	39	45	41	49	40	40	41					334
\$ 350,000 - 399,999	18	29	27	26	35	34	34	29					232
\$ 400,000 - 499,999	13	24	28	42	27	36	34	25					229
\$ 500,000 - 599,999	16	16	17	16	12	23	14	14					128
\$ 600,000 - 699,999	4	11	8	9	7	14	10	9					72
\$ 700,000 - 799,999	1	8	5	6	6	5	7	4					42
\$ 800,000 - 899,999	1	1	3	2	1	3	1	3					15
\$ 900,000 - 999,999	2		1	4	5		1						13
\$ 1,000,000 - and over		3	3	4	3	5	5	3					26
Total	138	200	218	231	245	235	224	207					1698

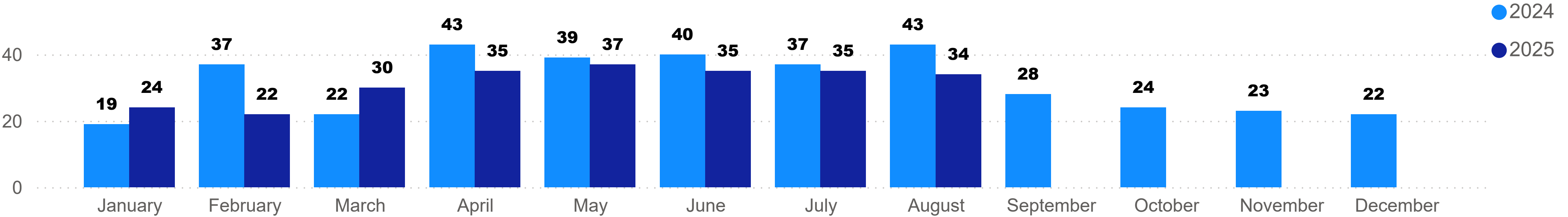




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999					1								1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1			1							2
\$ 70,000 - 79,999													
\$ 80,000 - 89,999						1	1						2
\$ 90,000 - 99,999						1	1	2					4
\$ 100,000 - 119,999		2	1	1	4		4						12
\$ 120,000 - 139,999	2	1	1	1	3	1	1	3					13
\$ 140,000 - 159,999	1	1	1		5	4	5	2					19
\$ 160,000 - 179,999	3		3	5	1	4	3						19
\$ 180,000 - 199,999	1	1		1	3	1	3	1					11
\$ 200,000 - 249,999	4	8	5	5	6	9	3	6					46
\$ 250,000 - 299,999	4	3	5	3	6	4	3	8					36
\$ 300,000 - 349,999		3	3	8	2	3	6	5					30
\$ 350,000 - 399,999	2		4	1		2	1	1					11
\$ 400,000 - 499,999	2		2	4	2	1	3	2					16
\$ 500,000 - 599,999	2	1		3		1		1					8
\$ 600,000 - 699,999	2	1	1	2	1	1		1					9
\$ 700,000 - 799,999	1		2	1	2			1					7
\$ 800,000 - 899,999													
\$ 900,000 - 999,999					1		1						2
\$ 1,000,000 - and over		1	1			1		1					4
Total	24	22	30	35	37	35	35	34					252

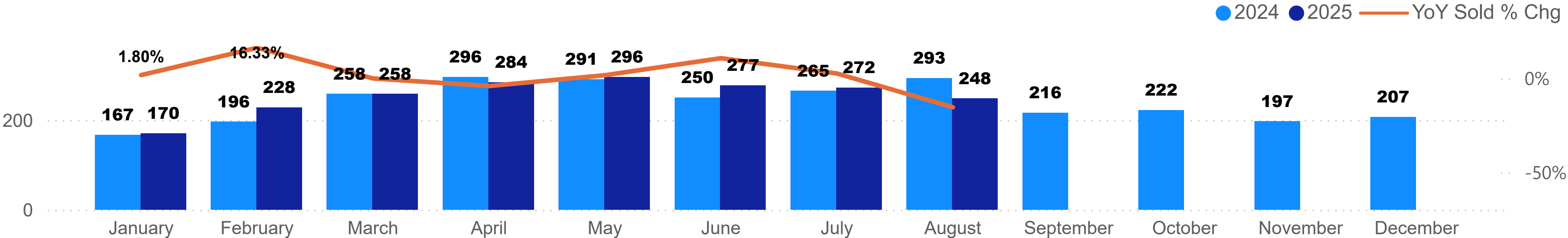




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999			1	2	2		1						6
\$ 50,000 - 59,999	1	1	2	1	1								6
\$ 60,000 - 69,999			1		2	1	1	1					6
\$ 70,000 - 79,999				1	1		2	1					5
\$ 80,000 - 89,999		1		1	2	1	1						6
\$ 90,000 - 99,999	1	1	3	1		1	2	2					11
\$ 100,000 - 119,999	1	2	1	3	6		6	2					21
\$ 120,000 - 139,999	2	3	1	6	4	1	2	8					27
\$ 140,000 - 159,999	1	3	3	2	9	8	12	6					44
\$ 160,000 - 179,999	12	5	7	12	6	11	6	2					61
\$ 180,000 - 199,999	8	6	9	8	9	9	8	6					63
\$ 200,000 - 249,999	17	28	25	32	30	36	33	27					228
\$ 250,000 - 299,999	21	40	54	43	68	40	40	52					358
\$ 300,000 - 349,999	41	42	48	49	52	43	47	46					368
\$ 350,000 - 399,999	20	29	31	30	36	36	35	30					247
\$ 400,000 - 499,999	15	25	30	46	30	37	37	28					248
\$ 500,000 - 599,999	18	17	17	19	12	24	14	15					136
\$ 600,000 - 699,999	6	12	10	11	8	15	10	10					82
\$ 700,000 - 799,999	2	8	7	7	8	5	7	5					49
\$ 800,000 - 899,999	2	1	3	2	1	3	1	3					16
\$ 900,000 - 999,999	2		1	4	6		2						15
\$ 1,000,000 - and over		4	4	4	3	6	5	4					30
Total	170	228	258	284	296	277	272	248					2033





West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0					1		1						2
1	6	2	4	3	3	5	4	3					30
2	35	53	58	73	76	58	63	64					480
3	87	121	136	147	162	144	151	136					1084
4	37	44	54	51	47	55	40	38					366
5	4	8	5	10	6	13	9	6					61
6+	1		1		1	2	4	1					10
Total	170	228	258	284	296	277	272	248					2033

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	16	17	22	25	29	21	28	18					176
2	120	154	176	184	211	179	185	179					1388
3	28	46	50	57	46	62	43	42					374
4	5	9	10	16	8	10	12	4					74
5	1	1		1	2	3	2	3					13
6+		1		1		2	2	2					8
Total	170	228	258	284	296	277	272	248					2033

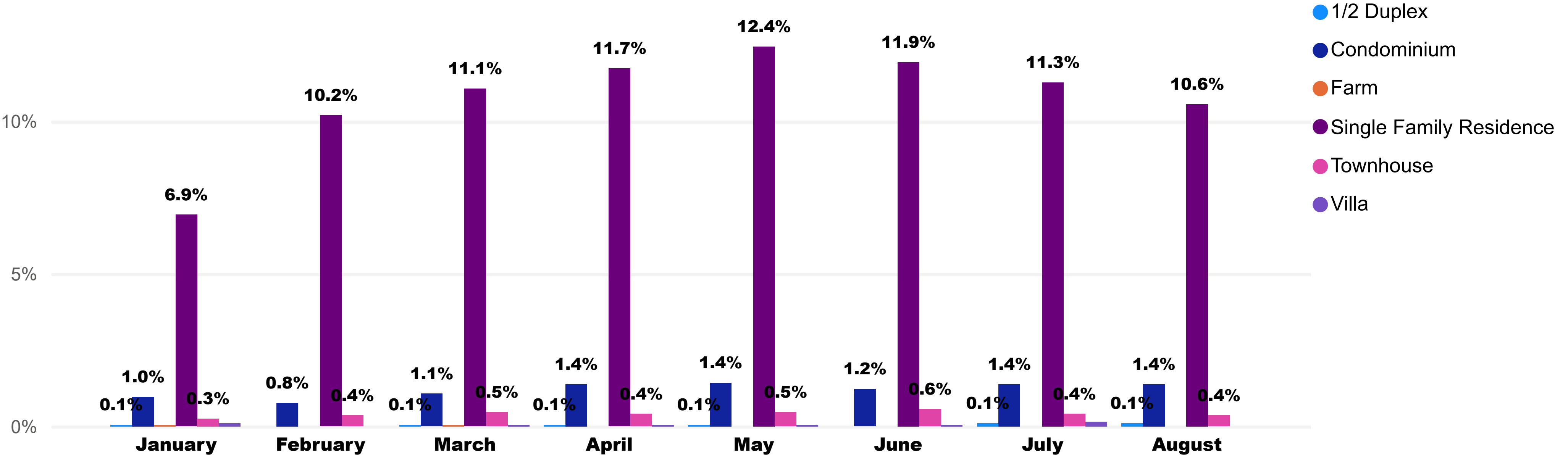


West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	1		1	1	1		2	2					8
Condominium	19	15	21	27	28	24	27	27					188
Farm	1		1										2
Single Family Residence	136	200	217	230	244	234	221	207					1689
Townhouse	5	7	9	8	9	11	8	7					64
Villa	2		1	1	1	1	3						9
Total	164	222	250	267	283	270	261	243					1960

YTD % of Sales by Property Type





West Volusia Association of REALTORS®

Multiple Listing One Month Sales and Inventory Report - August - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999	2	1%	107,500	96,750	90%	30	2
\$ 100,000 - 119,999	2	1%	130,000	105,600	81%	70	5
\$ 120,000 - 139,999	7	3%	157,571	129,929	82%	24	18
\$ 140,000 - 159,999	5	2%	166,940	151,200	91%	78	24
\$ 160,000 - 179,999	1	0%	175,000	175,000	100%	7	29
\$ 180,000 - 199,999	6	2%	193,967	187,650	97%	117	44
\$ 200,000 - 249,999	27	11%	231,968	222,511	96%	76	101
\$ 250,000 - 299,999	52	21%	282,621	275,401	97%	73	170
\$ 300,000 - 349,999	46	19%	332,775	322,801	97%	72	205
\$ 350,000 - 399,999	30	12%	384,270	375,177	98%	83	185
\$ 400,000 - 499,999	28	12%	458,403	446,058	97%	53	202
\$ 500,000 - 599,999	15	6%	573,366	553,960	97%	76	99
\$ 600,000 - 699,999	10	4%	670,839	639,925	95%	74	57
\$ 700,000 - 799,999	5	2%	771,760	736,400	95%	82	45
\$ 800,000 - 899,999	3	1%	894,900	846,667	95%	81	27
\$ 900,000 - 999,999							10
\$ 1,000,000 - and over	4	2%	1,748,450	1,675,000	96%	51	61
Total	243	100%	383,655	370,058	96%	71	1288

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

West Volusia Association of REALTORS®

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	6	0.30%	48,398	39,546	82%	61	
\$ 50,000 - 59,999	6	0.30%	61,500	53,417	87%	15	
\$ 60,000 - 69,999	6	0.30%	69,917	64,000	92%	32	1
\$ 70,000 - 79,999	5	0.25%	77,780	74,780	96%	23	
\$ 80,000 - 89,999	6	0.30%	89,100	81,667	92%	64	3
\$ 90,000 - 99,999	11	0.54%	113,363	94,859	84%	56	2
\$ 100,000 - 119,999	21	1.03%	122,352	108,795	89%	72	5
\$ 120,000 - 139,999	27	1.33%	147,344	128,645	87%	46	18
\$ 140,000 - 159,999	44	2.16%	162,275	149,472	92%	94	24
\$ 160,000 - 179,999	61	3.00%	182,403	169,124	93%	67	29
\$ 180,000 - 199,999	63	3.10%	197,254	188,643	96%	56	44
\$ 200,000 - 249,999	228	11.21%	236,610	226,640	96%	70	101
\$ 250,000 - 299,999	358	17.61%	279,890	273,709	98%	59	170
\$ 300,000 - 349,999	368	18.10%	332,115	323,215	97%	67	205
\$ 350,000 - 399,999	247	12.15%	381,050	372,706	98%	68	185
\$ 400,000 - 499,999	248	12.20%	457,472	445,448	97%	60	202
\$ 500,000 - 599,999	136	6.69%	563,085	545,047	97%	70	99
\$ 600,000 - 699,999	82	4.03%	670,664	644,771	96%	74	57
\$ 700,000 - 799,999	49	2.41%	776,071	741,035	95%	83	45
\$ 800,000 - 899,999	16	0.79%	913,906	846,875	93%	82	27
\$ 900,000 - 999,999	15	0.74%	985,766	941,293	95%	71	10
\$ 1,000,000 - and over	30	1.48%	1,728,820	1,574,433	91%	86	61
Total	2033	100.00%	381,360	367,304	96%	66	1288

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

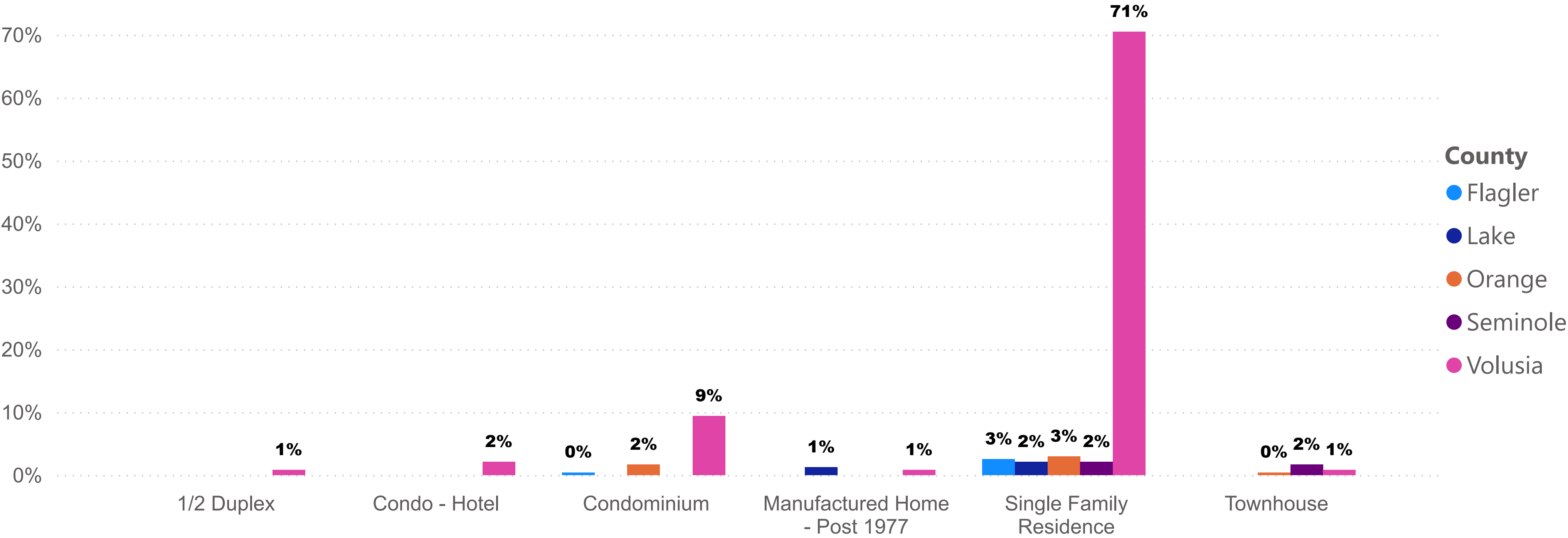
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2021	293	349,314	337,532	97%	26	735	2.51
10/31/2021	314	342,192	337,369	99%	20	696	2.22
11/30/2021	333	341,187	334,148	98%	27	638	1.92
12/31/2021	331	367,362	358,203	98%	28	564	1.70
01/31/2022	241	344,097	337,621	98%	29	543	2.25
02/28/2022	223	357,269	352,089	99%	23	538	2.41
03/31/2022	332	377,375	372,491	99%	24	567	1.71
04/30/2022	301	386,968	386,368	100%	20	589	1.96
05/31/2022	315	386,797	384,115	99%	16	670	2.13
06/30/2022	325	398,949	395,110	99%	13	764	2.35
07/31/2022	296	356,843	351,547	99%	18	678	2.29
08/31/2022	276	373,413	364,363	98%	19	744	2.70
09/30/2022	267	393,333	382,312	97%	26	732	2.74
10/31/2022	273	361,770	351,791	97%	29	729	2.67
11/30/2022	182	367,805	359,008	98%	34	772	4.24
12/31/2022	212	359,987	345,381	96%	47	747	3.52
01/31/2023	186	356,885	340,075	95%	49	762	4.10
02/28/2023	235	382,983	366,129	96%	52	753	3.20
03/31/2023	313	381,973	369,527	97%	48	729	2.33
04/30/2023	280	400,421	386,236	96%	50	726	2.59
05/31/2023	334	392,649	381,542	97%	44	725	2.17
06/30/2023	297	402,668	389,989	97%	42	710	2.39
07/31/2023	273	397,313	382,788	96%	39	755	2.77
08/31/2023	294	444,114	427,443	96%	44	790	2.69
09/30/2023	289	418,537	400,986	96%	41	885	3.06
10/31/2023	220	503,333	460,386	91%	53	920	4.18
11/30/2023	202	402,968	391,302	97%	43	963	4.77
12/31/2023	212	437,434	419,485	96%	55	895	4.22
01/31/2024	160	367,235	357,136	97%	55	924	5.78
02/29/2024	188	395,554	381,813	97%	60	920	4.89
03/31/2024	243	378,843	366,407	97%	57	950	3.91
04/30/2024	282	406,903	393,608	97%	57	985	3.49
05/31/2024	272	420,687	407,868	97%	57	1075	3.95
06/30/2024	238	385,564	373,592	97%	61	1116	4.69
07/31/2024	254	396,436	384,898	97%	65	1150	4.53
08/31/2024	281	407,851	393,807	97%	67	1160	4.13
09/30/2024	211	410,367	395,989	96%	60	1178	5.58
10/31/2024	209	391,297	378,458	97%	59	1139	5.45
11/30/2024	190	422,284	407,773	97%	73	1128	5.94
12/31/2024	203	381,580	368,536	97%	70	1102	5.43
01/31/2025	164	372,627	357,653	96%	78	1142	6.96
02/28/2025	222	391,956	379,323	97%	74	1181	5.32
03/31/2025	250	383,997	372,560	97%	70	1259	5.04
04/30/2025	267	394,362	381,504	97%	73	1317	4.93
05/31/2025	283	370,864	358,025	97%	73	1340	4.73
06/30/2025	270	416,435	398,119	96%	76	1345	4.98
07/31/2025	261	389,514	372,858	96%	76	1329	5.09
08/31/2025	243	383,655	370,058	96%	82	1288	5.30

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Flagler	Lake	Orange	Seminole	Volusia	Total
1/2 Duplex					1%	1%
Condo - Hotel					2%	2%
Condominium	0%		2%		9%	12%
Manufactured Home - Post 1977		1%			1%	2%
Single Family Residence	3%	2%	3%	2%	71%	80%
Townhouse			0%	2%	1%	3%
Total	3%	3%	5%	4%	85%	100%



Board/Association: State Month Year
▲
West Volusia FL August 2025

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.com
Fax: 202-383-7568
Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	1	2	1	4
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	3	2		5
\$ 200,000 - 249,999	14	6		20
\$ 250,000 - 299,999	6	36	2	44
\$ 300,000 - 349,999	5	32	4	41
\$ 350,000 - 399,999	3	21	5	29
\$ 400,000 - 499,999	1	10	14	25
\$ 500,000 - 599,999		6	8	14
\$ 600,000 - 699,999		7	2	9
\$ 700,000 - 799,999			4	4
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999				
\$ 1,000,000 - and over			3	3
Total	37	125	45	207

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999				
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	6			6
\$ 250,000 - 299,999	7	1		8
\$ 300,000 - 349,999	2	3		5
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999	1	1		2
\$ 500,000 - 599,999		1		1
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999		1		1
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over		1		1
Total	25	9		34

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	2	
\$ 90,000 - 99,999	1	1
\$ 100,000 - 119,999	3	4
\$ 120,000 - 139,999	2	12
\$ 140,000 - 159,999	3	20
\$ 160,000 - 179,999	6	23
\$ 180,000 - 199,999	17	23
\$ 200,000 - 249,999	52	37
\$ 250,000 - 299,999	110	39
\$ 300,000 - 349,999	177	35
\$ 350,000 - 399,999	157	20
\$ 400,000 - 499,999	172	38
\$ 500,000 - 599,999	82	20
\$ 600,000 - 699,999	48	15
\$ 700,000 - 799,999	36	12
\$ 800,000 - 899,999	28	2
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	45	11
Total	951	312

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	3	2
\$ 140,000 - 159,999	5	8
\$ 160,000 - 179,999	5	2
\$ 180,000 - 199,999	8	3
\$ 200,000 - 249,999	37	6
\$ 250,000 - 299,999	60	4
\$ 300,000 - 349,999	50	1
\$ 350,000 - 399,999	33	6
\$ 400,000 - 499,999	45	3
\$ 500,000 - 599,999	28	
\$ 600,000 - 699,999	13	
\$ 700,000 - 799,999	7	
\$ 800,000 - 899,999	4	
\$ 900,000 - 999,999	4	1
\$ 1,000,000 - and over	7	1
Total	312	40

Time On Market Sort	M-SF	M-Condo
0 - 30	84	10
31-60	45	5
61-90	32	5
91-120	12	3
121-over	34	11
Total	207	34

