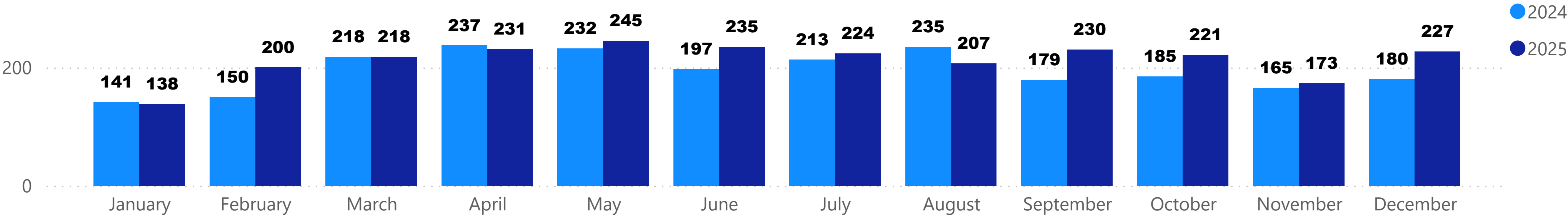




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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		1				5
\$ 50,000 - 59,999			1										1
\$ 60,000 - 69,999					1				1				2
\$ 70,000 - 79,999							1						1
\$ 80,000 - 89,999				1	1							1	3
\$ 90,000 - 99,999		1	2	1									4
\$ 100,000 - 119,999	1				1			2	2	1	2	2	11
\$ 120,000 - 139,999		2		2	1			4	2	1		2	14
\$ 140,000 - 159,999		2	1	2	2	3	6	3	1	3	1	2	26
\$ 160,000 - 179,999	7	5	4	5	4	5	2	1	2	3	5	2	45
\$ 180,000 - 199,999	7	4	8	6	6	7	4	5	1	2	2	1	53
\$ 200,000 - 249,999	12	19	16	24	22	26	27	20	27	27	19	32	271
\$ 250,000 - 299,999	17	36	48	39	61	34	37	44	47	36	31	43	473
\$ 300,000 - 349,999	39	39	45	41	49	40	40	41	39	42	43	42	500
\$ 350,000 - 399,999	18	29	27	26	35	34	34	29	20	25	30	38	345
\$ 400,000 - 499,999	13	24	28	42	27	36	34	25	38	39	22	31	359
\$ 500,000 - 599,999	16	16	17	16	12	23	14	14	24	16	4	13	185
\$ 600,000 - 699,999	4	11	8	9	7	14	10	9	8	9	4	9	102
\$ 700,000 - 799,999	1	8	5	6	6	5	7	4	7	2	5	4	60
\$ 800,000 - 899,999	1	1	3	2	1	3	1	3	2	7	2	2	28
\$ 900,000 - 999,999	2		1	4	5		1		1	3	1	1	19
\$ 1,000,000 - and over		3	3	4	3	5	5	3	7	5	2	2	42
Total	138	200	218	231	245	235	224	207	230	221	173	227	2549

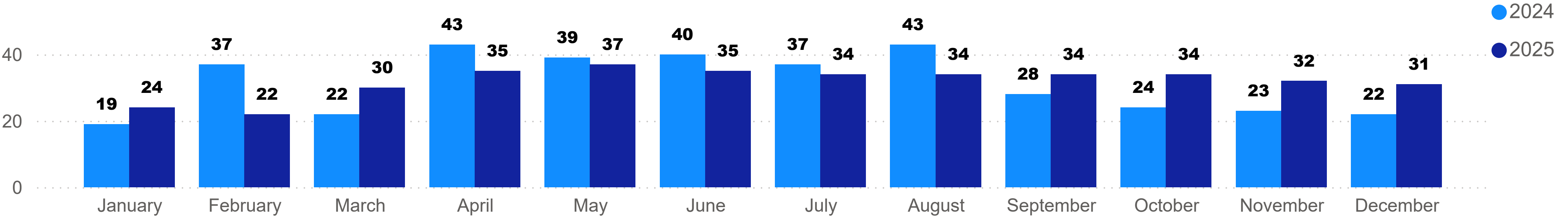




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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			1				3
\$ 70,000 - 79,999													
\$ 80,000 - 89,999						1	1						2
\$ 90,000 - 99,999						1	1	2			3	2	9
\$ 100,000 - 119,999		2	1	1	4		4		2	4	1		19
\$ 120,000 - 139,999	2	1	1	1	3	1	1	3	5	3		1	22
\$ 140,000 - 159,999	1	1	1		5	4	5	2	1	4	4	4	32
\$ 160,000 - 179,999	3		3	5	1	4	3		1	4	4	2	30
\$ 180,000 - 199,999	1	1		1	3	1	3	1	1		1	3	16
\$ 200,000 - 249,999	4	8	5	5	6	9	3	6	6	6	2	6	66
\$ 250,000 - 299,999	4	3	5	3	6	4	3	8	4	5	4	4	53
\$ 300,000 - 349,999		3	3	8	2	3	5	5	5	4	1	3	42
\$ 350,000 - 399,999	2		4	1		2	1	1	3	1	3	1	19
\$ 400,000 - 499,999	2		2	4	2	1	3	2	2	1	5	1	25
\$ 500,000 - 599,999	2	1		3		1		1		1	1	3	13
\$ 600,000 - 699,999	2	1	1	2	1	1		1	1		1	1	12
\$ 700,000 - 799,999	1		2	1	2			1		1	1		9
\$ 800,000 - 899,999													
\$ 900,000 - 999,999					1		1		1				3
\$ 1,000,000 - and over		1	1			1		1	1		1		6
Total	24	22	30	35	37	35	34	34	34	34	32	31	382

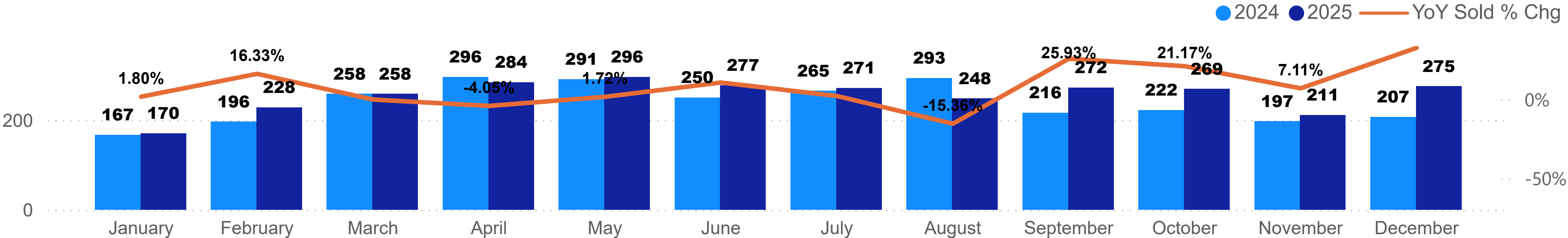




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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		1			1	8
\$ 50,000 - 59,999	1	1	2	1	1				2				8
\$ 60,000 - 69,999			1		2	1	1	1	2				8
\$ 70,000 - 79,999				1	1		2	1					5
\$ 80,000 - 89,999		1		1	2	1	1			1		1	8
\$ 90,000 - 99,999	1	1	3	1		1	2	2			3	2	16
\$ 100,000 - 119,999	1	2	1	3	6		6	2	4	8	5	2	40
\$ 120,000 - 139,999	2	3	1	6	4	1	2	8	8	5		4	44
\$ 140,000 - 159,999	1	3	3	2	9	8	12	6	3	10	6	7	70
\$ 160,000 - 179,999	12	5	7	12	6	11	6	2	3	7	9	6	86
\$ 180,000 - 199,999	8	6	9	8	9	9	8	6	2	3	3	10	81
\$ 200,000 - 249,999	17	28	25	32	30	36	33	27	36	36	21	41	362
\$ 250,000 - 299,999	21	40	54	43	68	40	40	52	52	41	35	49	535
\$ 300,000 - 349,999	41	42	48	49	52	43	46	46	44	46	46	45	548
\$ 350,000 - 399,999	20	29	31	30	36	36	35	30	23	26	33	40	369
\$ 400,000 - 499,999	15	25	30	46	30	37	37	28	40	42	27	32	389
\$ 500,000 - 599,999	18	17	17	19	12	24	14	15	24	17	5	16	198
\$ 600,000 - 699,999	6	12	10	11	8	15	10	10	9	9	5	10	115
\$ 700,000 - 799,999	2	8	7	7	8	5	7	5	7	3	6	4	69
\$ 800,000 - 899,999	2	1	3	2	1	3	1	3	2	7	2	2	29
\$ 900,000 - 999,999	2		1	4	6		2		2	3	2	1	23
\$ 1,000,000 - and over		4	4	4	3	6	5	4	8	5	3	2	48
Total	170	228	258	284	296	277	271	248	272	269	211	275	3059





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			1		1	4
1	6	2	4	3	3	5	4	3	3	6	2	3	44
2	35	53	58	73	76	58	63	64	63	57	48	54	702
3	87	121	136	147	162	144	150	136	144	148	117	157	1649
4	37	44	54	51	47	55	40	38	52	51	39	53	561
5	4	8	5	10	6	13	9	6	8	5	5	5	84
6+	1		1		1	2	4	1	2	1		2	15
Total	170	228	258	284	296	277	271	248	272	269	211	275	3059

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	25	28	15	17	261
2	120	154	176	184	211	179	185	179	174	165	150	197	2074
3	28	46	50	57	46	62	42	42	57	56	41	51	578
4	5	9	10	16	8	10	12	4	9	13	4	6	106
5	1	1		1	2	3	2	3	3	7	1	3	27
6+		1		1		2	2	2	4			1	13
Total	170	228	258	284	296	277	271	248	272	269	211	275	3059

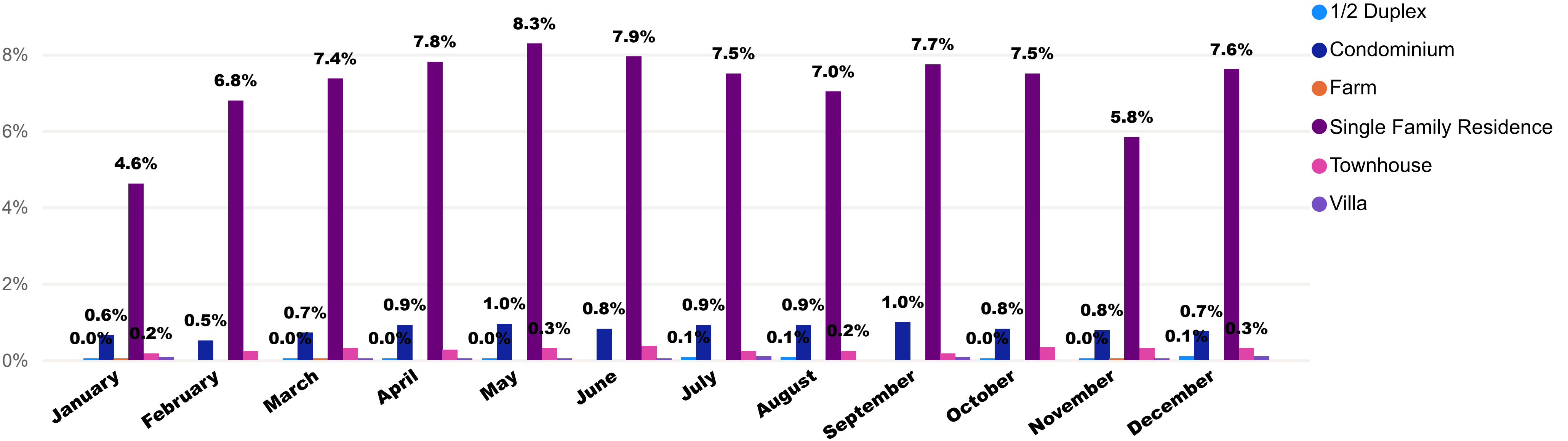


West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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		1	1	3	13
Condominium	19	15	21	27	28	24	27	27	29	24	23	22	286
Farm	1		1								1		3
Single Family Residence	136	200	217	230	244	234	221	207	228	221	172	224	2534
Townhouse	5	7	9	8	9	11	7	7	5	10	9	9	96
Villa	2		1	1	1	1	3		2		1	3	15
Total	164	222	250	267	283	270	260	243	264	256	207	261	2947

YTD % of Sales by Property Type





West Volusia Association of REALTORS®

Multiple Listing One Month Sales and Inventory Report - December - 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							
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999	1	0%	255,000	88,000	35%	60	1
\$ 90,000 - 99,999	2	1%	107,450	95,000	88%	33	2
\$ 100,000 - 119,999	2	1%	194,000	115,000	59%	59	5
\$ 120,000 - 139,999	3	1%	146,600	125,000	85%	227	14
\$ 140,000 - 159,999	6	2%	157,733	149,650	95%	44	25
\$ 160,000 - 179,999	4	2%	170,000	171,250	101%	12	28
\$ 180,000 - 199,999	6	2%	203,217	193,083	95%	93	43
\$ 200,000 - 249,999	39	15%	238,582	225,020	94%	38	91
\$ 250,000 - 299,999	47	18%	280,924	272,650	97%	58	162
\$ 300,000 - 349,999	45	17%	336,949	325,652	97%	76	169
\$ 350,000 - 399,999	39	15%	373,163	369,023	99%	76	147
\$ 400,000 - 499,999	32	12%	455,047	441,691	97%	69	185
\$ 500,000 - 599,999	16	6%	579,213	554,191	96%	100	90
\$ 600,000 - 699,999	10	4%	660,280	636,350	96%	102	44
\$ 700,000 - 799,999	4	2%	734,925	725,375	99%	37	36
\$ 800,000 - 899,999	2	1%	860,000	832,500	97%	35	23
\$ 900,000 - 999,999	1	0%	981,000	975,000	99%	10	11
\$ 1,000,000 - and over	2	1%	2,047,500	1,725,000	84%	109	57
Total	261	100%	369,866	354,855	96%	68	1134

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	8	0.26%	54,423	40,783	75%	49	
\$ 50,000 - 59,999	8	0.26%	62,250	53,688	86%	24	
\$ 60,000 - 69,999	8	0.26%	70,438	64,750	92%	25	
\$ 70,000 - 79,999	5	0.16%	77,780	74,780	96%	23	1
\$ 80,000 - 89,999	8	0.26%	109,950	83,375	76%	61	1
\$ 90,000 - 99,999	16	0.52%	113,206	94,897	84%	56	2
\$ 100,000 - 119,999	40	1.31%	125,360	108,477	87%	87	5
\$ 120,000 - 139,999	44	1.44%	145,532	128,225	88%	66	14
\$ 140,000 - 159,999	70	2.29%	160,911	149,412	93%	85	25
\$ 160,000 - 179,999	86	2.81%	182,982	169,358	93%	68	28
\$ 180,000 - 199,999	81	2.65%	197,053	188,690	96%	57	43
\$ 200,000 - 249,999	362	11.83%	236,197	226,336	96%	64	91
\$ 250,000 - 299,999	535	17.49%	280,824	273,512	97%	61	162
\$ 300,000 - 349,999	548	17.91%	332,329	323,240	97%	71	169
\$ 350,000 - 399,999	369	12.06%	381,188	372,768	98%	68	147
\$ 400,000 - 499,999	389	12.72%	455,245	443,346	97%	64	185
\$ 500,000 - 599,999	198	6.47%	563,523	544,179	97%	77	90
\$ 600,000 - 699,999	115	3.76%	666,837	643,138	96%	76	44
\$ 700,000 - 799,999	69	2.26%	775,284	740,754	96%	88	36
\$ 800,000 - 899,999	29	0.95%	895,993	838,483	94%	78	23
\$ 900,000 - 999,999	23	0.75%	980,052	939,950	96%	75	11
\$ 1,000,000 - and over	48	1.57%	1,720,237	1,572,313	91%	88	57
Total	3059	100.00%	381,634	367,361	96%	68	1134

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.

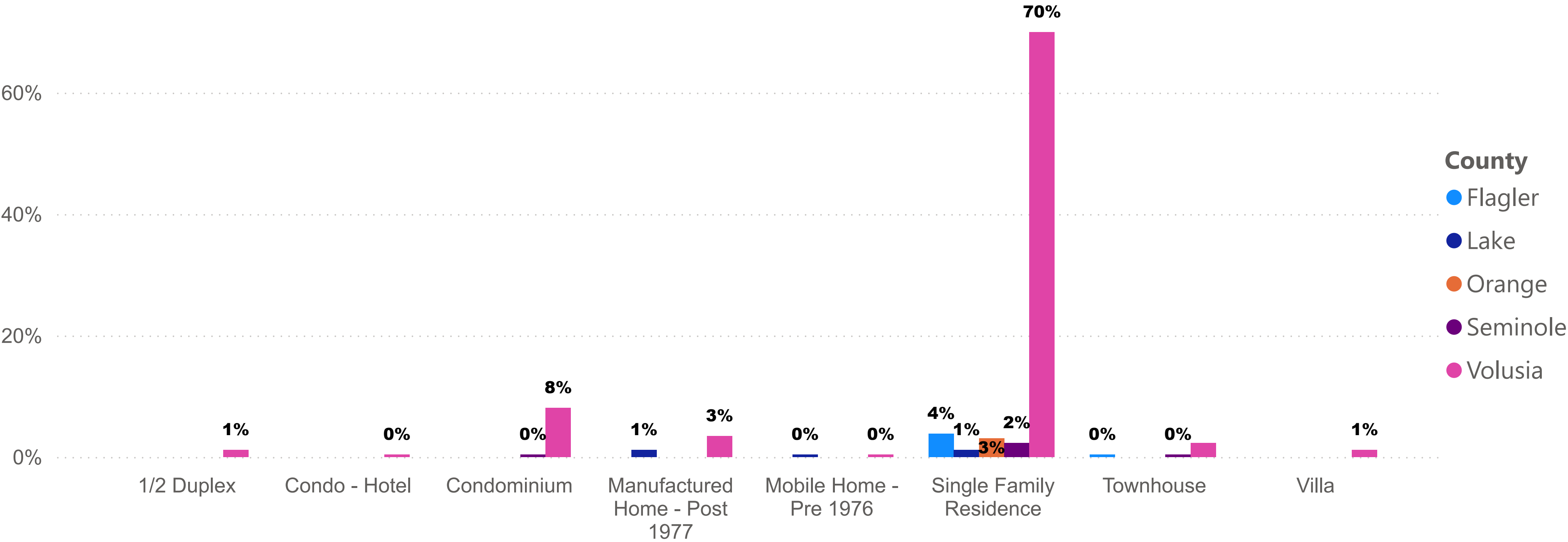
Four Year Sales and Inventory History 2022 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1151	4.53
08/31/2024	281	407,851	393,807	97%	67	1161	4.13
09/30/2024	211	410,367	395,989	96%	60	1179	5.59
10/31/2024	209	391,297	378,458	97%	59	1140	5.45
11/30/2024	190	422,284	407,773	97%	73	1129	5.94
12/31/2024	203	381,580	368,536	97%	70	1101	5.42
01/31/2025	164	372,627	357,653	96%	78	1142	6.96
02/28/2025	222	391,956	379,323	97%	74	1180	5.32
03/31/2025	250	383,997	372,560	97%	70	1257	5.03
04/30/2025	267	394,362	381,504	97%	73	1315	4.93
05/31/2025	283	370,864	358,025	97%	73	1339	4.73
06/30/2025	270	416,435	398,082	96%	76	1347	4.99
07/31/2025	260	389,709	373,039	96%	76	1331	5.12
08/31/2025	243	383,655	370,058	96%	82	1308	5.38
09/30/2025	264	407,430	393,793	97%	77	1312	4.97
10/31/2025	256	401,834	384,404	96%	84	1260	4.92
11/30/2025	207	376,078	362,813	96%	86	1200	5.80
12/31/2025	261	369,866	354,855	96%	84	1134	4.34

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					0%	0%
Condominium				0%	8%	8%
Manufactured Home - Post 1977		1%			3%	5%
Mobile Home - Pre 1976		0%			0%	1%
Single Family Residence	4%	1%	3%	2%	70%	80%
Townhouse	0%			0%	2%	3%
Villa					1%	1%
Total	4%	3%	3%	3%	87%	100%



Board/Association: State Month Year
▲
West Volusia FL December 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	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999		2		2
\$ 160,000 - 179,999	1	1		2
\$ 180,000 - 199,999		1		1
\$ 200,000 - 249,999	9	21	2	32
\$ 250,000 - 299,999	9	29	5	43
\$ 300,000 - 349,999	5	33	4	42
\$ 350,000 - 399,999	3	21	14	38
\$ 400,000 - 499,999	1	20	10	31
\$ 500,000 - 599,999	1	3	9	13
\$ 600,000 - 699,999		3	6	9
\$ 700,000 - 799,999			4	4
\$ 800,000 - 899,999			2	2
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over			2	2
Total	32	137	58	227

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	1			1
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	2	1		3
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999		3	1	4
\$ 300,000 - 349,999	2	1		3
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999		1		1
\$ 500,000 - 599,999		3		3
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	19	11	1	31

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		3
\$ 120,000 - 139,999		11
\$ 140,000 - 159,999	1	26
\$ 160,000 - 179,999	11	18
\$ 180,000 - 199,999	9	27
\$ 200,000 - 249,999	51	34
\$ 250,000 - 299,999	119	43
\$ 300,000 - 349,999	127	22
\$ 350,000 - 399,999	129	8
\$ 400,000 - 499,999	156	32
\$ 500,000 - 599,999	74	13
\$ 600,000 - 699,999	34	13
\$ 700,000 - 799,999	27	10
\$ 800,000 - 899,999	14	
\$ 900,000 - 999,999	11	2
\$ 1,000,000 - and over	52	6
Total	816	268

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		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	4	2
\$ 140,000 - 159,999	4	2
\$ 160,000 - 179,999	3	2
\$ 180,000 - 199,999	11	1
\$ 200,000 - 249,999	25	3
\$ 250,000 - 299,999	43	6
\$ 300,000 - 349,999	53	4
\$ 350,000 - 399,999	42	4
\$ 400,000 - 499,999	37	
\$ 500,000 - 599,999	23	1
\$ 600,000 - 699,999	10	1
\$ 700,000 - 799,999	7	
\$ 800,000 - 899,999	7	1
\$ 900,000 - 999,999		
\$ 1,000,000 - and over	4	
Total	276	28

Time On Market Sort	M-SF	M-Condo
0 - 30	94	13
31-60	38	1
61-90	37	2
91-120	15	3
121-over	43	12
Total	227	31

