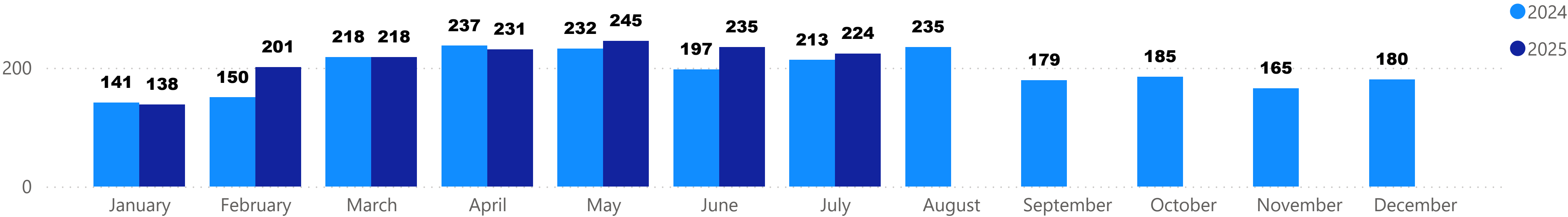




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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
\$ 120,000 - 139,999		2		2	1								5
\$ 140,000 - 159,999		2	1	2	2	3	6						16
\$ 160,000 - 179,999	7	5	4	5	4	5	2						32
\$ 180,000 - 199,999	7	5	8	6	6	7	4						43
\$ 200,000 - 249,999	12	19	16	24	22	26	27						146
\$ 250,000 - 299,999	17	36	48	39	61	34	37						272
\$ 300,000 - 349,999	39	39	45	41	49	40	40						293
\$ 350,000 - 399,999	18	29	27	26	35	34	34						203
\$ 400,000 - 499,999	13	24	28	42	27	36	34						204
\$ 500,000 - 599,999	16	16	17	16	12	23	14						114
\$ 600,000 - 699,999	4	11	8	9	7	14	10						63
\$ 700,000 - 799,999	1	8	5	6	6	5	7						38
\$ 800,000 - 899,999	1	1	3	2	1	3	1						12
\$ 900,000 - 999,999	2		1	4	5		1						13
\$ 1,000,000 - and over		3	3	4	3	5	5						23
Total	138	201	218	231	245	235	224						1492

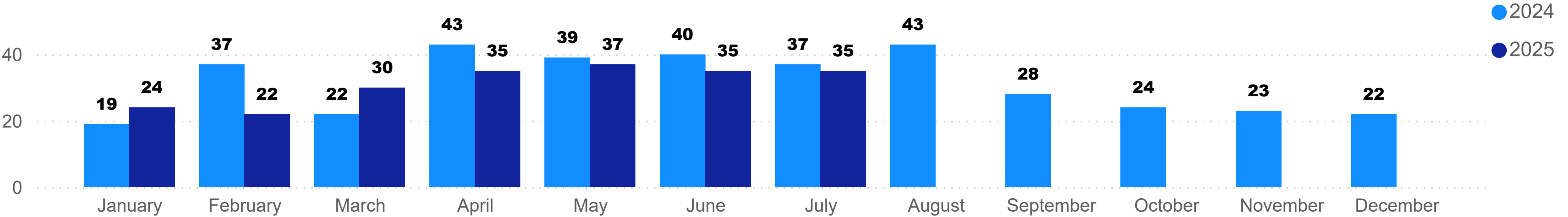




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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
\$ 100,000 - 119,999		2	1	1	4		4						12
\$ 120,000 - 139,999	2	1	1	1	3	1	1						10
\$ 140,000 - 159,999	1	1	1		5	4	5						17
\$ 160,000 - 179,999	3		3	5	1	4	3						19
\$ 180,000 - 199,999	1	1		1	3	1	3						10
\$ 200,000 - 249,999	4	8	5	5	6	9	3						40
\$ 250,000 - 299,999	4	3	5	3	6	4	3						28
\$ 300,000 - 349,999		3	3	8	2	3	6						25
\$ 350,000 - 399,999	2		4	1		2	1						10
\$ 400,000 - 499,999	2		2	4	2	1	3						14
\$ 500,000 - 599,999	2	1		3		1							7
\$ 600,000 - 699,999	2	1	1	2	1	1							8
\$ 700,000 - 799,999	1		2	1	2								6
\$ 800,000 - 899,999													
\$ 900,000 - 999,999					1		1						2
\$ 1,000,000 - and over		1	1			1							3
Total	24	22	30	35	37	35	35						218

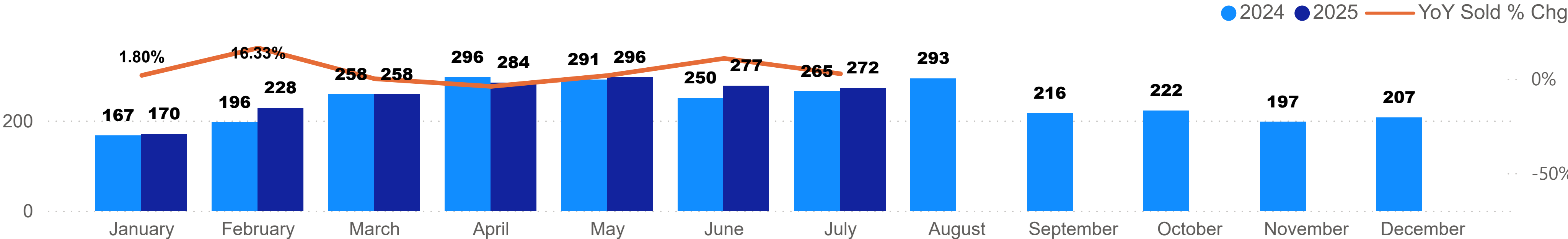




West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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						5
\$ 70,000 - 79,999				1	1		2						4
\$ 80,000 - 89,999		1		1	2	1	1						6
\$ 90,000 - 99,999	1	1	3	1		1	2						9
\$ 100,000 - 119,999	1	2	1	3	6		6						19
\$ 120,000 - 139,999	2	3	1	6	4	1	2						19
\$ 140,000 - 159,999	1	3	3	2	9	8	12						38
\$ 160,000 - 179,999	12	5	7	12	6	11	6						59
\$ 180,000 - 199,999	8	6	9	8	9	9	8						57
\$ 200,000 - 249,999	17	28	25	32	30	36	33						201
\$ 250,000 - 299,999	21	40	54	43	68	40	40						306
\$ 300,000 - 349,999	41	42	48	49	52	43	47						322
\$ 350,000 - 399,999	20	29	31	30	36	36	35						217
\$ 400,000 - 499,999	15	25	30	46	30	37	37						220
\$ 500,000 - 599,999	18	17	17	19	12	24	14						121
\$ 600,000 - 699,999	6	12	10	11	8	15	10						72
\$ 700,000 - 799,999	2	8	7	7	8	5	7						44
\$ 800,000 - 899,999	2	1	3	2	1	3	1						13
\$ 900,000 - 999,999	2		1	4	6		2						15
\$ 1,000,000 - and over		4	4	4	3	6	5						26
Total	170	228	258	284	296	277	272						1785





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						27
2	35	53	58	73	76	58	63						416
3	87	121	136	147	162	144	151						948
4	37	44	54	51	47	55	40						328
5	4	8	5	10	6	13	9						55
6+	1		1		1	2	4						9
Total	170	228	258	284	296	277	272						1785

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						158
2	120	154	176	184	211	179	185						1209
3	28	46	50	57	46	62	43						332
4	5	9	10	16	8	10	12						70
5	1	1		1	2	3	2						10
6+		1		1		2	2						6
Total	170	228	258	284	296	277	272						1785

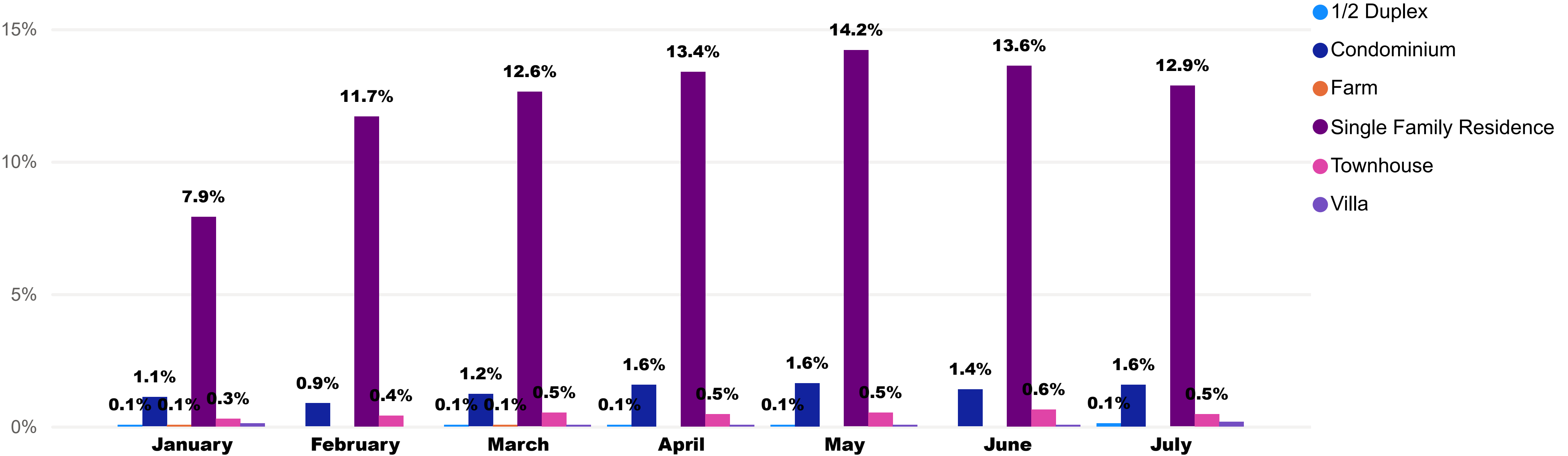


West Volusia Association of REALTORS®
Monthly Sales Trend Indicator 2025

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						6
Condominium	19	15	21	27	28	24	27						161
Farm	1		1										2
Single Family Residence	136	201	217	230	244	234	221						1483
Townhouse	5	7	9	8	9	11	8						57
Villa	2		1	1	1	1	3						9
Total	164	223	250	267	283	270	261						1718

YTD % of Sales by Property Type





West Volusia Association of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	29,900	20,000	67%	21	1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999	1	0%	80,000	75,000	94%	4	1
\$ 80,000 - 89,999	1	0%	95,000	80,000	84%	120	3
\$ 90,000 - 99,999	1	0%	93,000	90,000	97%	16	1
\$ 100,000 - 119,999	4	2%	114,275	109,000	95%	101	9
\$ 120,000 - 139,999	1	0%	150,000	138,000	92%	96	20
\$ 140,000 - 159,999	11	4%	153,445	148,364	97%	100	23
\$ 160,000 - 179,999	5	2%	171,780	164,400	96%	95	25
\$ 180,000 - 199,999	7	3%	195,532	190,536	97%	55	39
\$ 200,000 - 249,999	31	12%	236,448	228,848	97%	87	106
\$ 250,000 - 299,999	40	15%	278,285	271,283	97%	63	173
\$ 300,000 - 349,999	47	18%	331,472	321,824	97%	56	228
\$ 350,000 - 399,999	35	13%	384,231	373,310	97%	68	177
\$ 400,000 - 499,999	37	14%	453,201	441,254	97%	53	193
\$ 500,000 - 599,999	14	5%	550,407	537,457	98%	51	108
\$ 600,000 - 699,999	10	4%	678,820	652,919	96%	63	67
\$ 700,000 - 799,999	7	3%	780,250	745,000	95%	115	44
\$ 800,000 - 899,999	1	0%	810,000	806,000	100%	4	26
\$ 900,000 - 999,999	2	1%	1,075,000	960,000	89%	94	10
\$ 1,000,000 - and over	5	2%	1,934,000	1,646,200	85%	69	64
Total	261	100%	389,514	372,858	96%	67	1319

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	0.34%	48,398	39,546	82%	61	1
\$ 50,000 - 59,999	6	0.34%	61,500	53,417	87%	15	
\$ 60,000 - 69,999	5	0.28%	74,100	63,400	86%	38	1
\$ 70,000 - 79,999	4	0.22%	77,225	74,725	97%	12	1
\$ 80,000 - 89,999	6	0.34%	89,100	81,667	92%	64	3
\$ 90,000 - 99,999	9	0.50%	114,666	94,439	82%	62	1
\$ 100,000 - 119,999	19	1.06%	121,547	109,132	90%	72	9
\$ 120,000 - 139,999	19	1.06%	143,705	128,627	90%	53	20
\$ 140,000 - 159,999	38	2.13%	162,118	149,286	92%	96	23
\$ 160,000 - 179,999	59	3.31%	182,400	168,925	93%	64	25
\$ 180,000 - 199,999	57	3.19%	197,601	188,747	96%	50	39
\$ 200,000 - 249,999	201	11.26%	237,233	227,194	96%	69	106
\$ 250,000 - 299,999	306	17.14%	279,426	273,421	98%	56	173
\$ 300,000 - 349,999	322	18.04%	332,021	323,274	97%	67	228
\$ 350,000 - 399,999	217	12.16%	380,605	372,364	98%	65	177
\$ 400,000 - 499,999	220	12.32%	457,353	445,370	97%	61	193
\$ 500,000 - 599,999	121	6.78%	561,810	543,942	97%	69	108
\$ 600,000 - 699,999	72	4.03%	670,640	645,444	96%	74	67
\$ 700,000 - 799,999	44	2.46%	776,561	741,562	95%	83	44
\$ 800,000 - 899,999	13	0.73%	918,292	846,923	92%	82	26
\$ 900,000 - 999,999	15	0.84%	985,766	941,293	95%	71	10
\$ 1,000,000 - and over	26	1.46%	1,725,800	1,558,962	90%	91	64
Total	1785	100.00%	381,774	367,631	96%	65	1319

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.

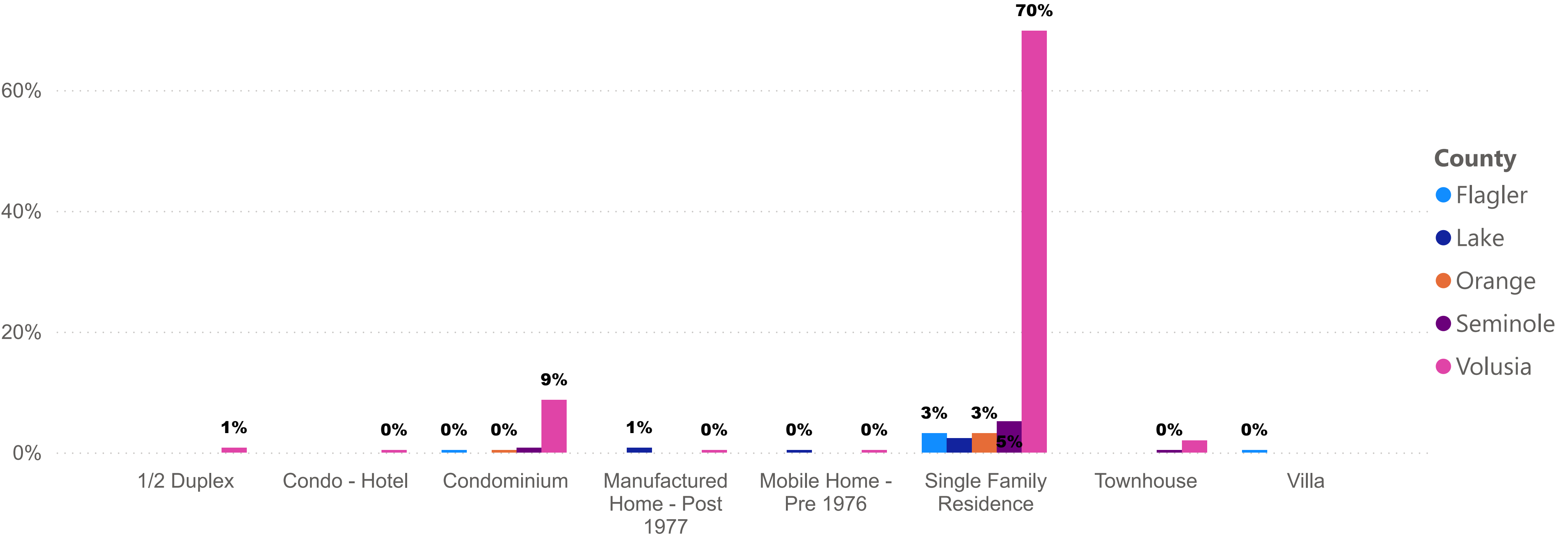
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	356	356,030	349,153	98%	21	759	2.13
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	1141	6.96
02/28/2025	223	391,136	378,508	97%	73	1180	5.29
03/31/2025	250	383,997	372,560	97%	70	1258	5.03
04/30/2025	267	394,362	381,504	97%	73	1317	4.93
05/31/2025	283	370,864	358,025	97%	73	1339	4.73
06/30/2025	270	416,435	398,119	96%	76	1341	4.97
07/31/2025	261	389,514	372,858	96%	76	1319	5.05

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%		0%	1%	9%	10%
Manufactured Home - Post 1977		1%			0%	1%
Mobile Home - Pre 1976		0%			0%	1%
Single Family Residence	3%	2%	3%	5%	70%	84%
Townhouse				0%	2%	2%
Villa	0%					0%
Total	4%	4%	4%	6%	83%	100%



Board/Association: State Month Year

West Volusia FL July 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	1			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				
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	5		1	6
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	1	3		4
\$ 200,000 - 249,999	10	16	1	27
\$ 250,000 - 299,999	6	30	1	37
\$ 300,000 - 349,999	5	29	6	40
\$ 350,000 - 399,999	2	27	5	34
\$ 400,000 - 499,999	2	18	14	34
\$ 500,000 - 599,999		4	10	14
\$ 600,000 - 699,999		6	4	10
\$ 700,000 - 799,999		4	3	7
\$ 800,000 - 899,999			1	1
\$ 900,000 - 999,999	1			1
\$ 1,000,000 - and over		1	4	5
Total	36	138	50	224

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	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	3			3
\$ 250,000 - 299,999		3		3
\$ 300,000 - 349,999	4	2		6
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999	1		2	3
\$ 500,000 - 599,999				
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over				
Total	27	6	2	35

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		1
\$ 80,000 - 89,999	2	
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	2	6
\$ 120,000 - 139,999	2	17
\$ 140,000 - 159,999	3	21
\$ 160,000 - 179,999	2	21
\$ 180,000 - 199,999	17	23
\$ 200,000 - 249,999	54	39
\$ 250,000 - 299,999	122	38
\$ 300,000 - 349,999	169	37
\$ 350,000 - 399,999	154	22
\$ 400,000 - 499,999	160	37
\$ 500,000 - 599,999	77	17
\$ 600,000 - 699,999	43	18
\$ 700,000 - 799,999	32	10
\$ 800,000 - 899,999	28	2
\$ 900,000 - 999,999	10	
\$ 1,000,000 - and over	51	10
Total	930	319

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		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	3	1
\$ 140,000 - 159,999	6	4
\$ 160,000 - 179,999	7	2
\$ 180,000 - 199,999	4	
\$ 200,000 - 249,999	28	5
\$ 250,000 - 299,999	59	8
\$ 300,000 - 349,999	47	6
\$ 350,000 - 399,999	43	3
\$ 400,000 - 499,999	37	1
\$ 500,000 - 599,999	26	1
\$ 600,000 - 699,999	11	1
\$ 700,000 - 799,999	10	2
\$ 800,000 - 899,999	1	
\$ 900,000 - 999,999	3	1
\$ 1,000,000 - and over	5	
Total	291	36

Time On Market Sort	M-SF	M-Condo
0 - 30	85	10
31-60	58	7
61-90	25	7
91-120	24	2
121-over	32	9
Total	224	35

