

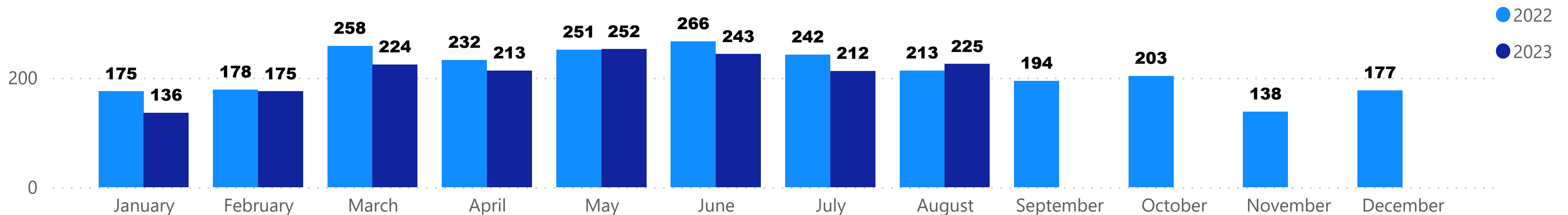


West Volusia Association of REALTORS®

Monthly Sales Trend Indicator 2023

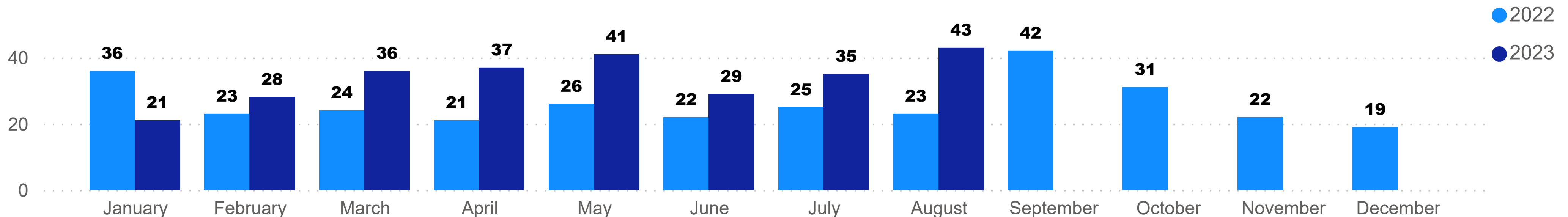
Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999			1				1						2
\$ 60,000 - 69,999								1					1
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	2			1									3
\$ 90,000 - 99,999		1				2							3
\$ 100,000 - 119,999		2	2	2		2							8
\$ 120,000 - 139,999	3	2	1	2	1	1	4	4					18
\$ 140,000 - 159,999	3	3	3	5	4	1	2	2					23
\$ 160,000 - 179,999	5	4	3	4	4	5	5	2					32
\$ 180,000 - 199,999	5	5	12	7	2	5	4						40
\$ 200,000 - 249,999	18	24	32	23	32	16	15	20					180
\$ 250,000 - 299,999	24	36	35	38	38	39	42	30					282
\$ 300,000 - 349,999	18	23	47	42	59	58	44	31					322
\$ 350,000 - 399,999	16	23	19	30	33	41	30	34					226
\$ 400,000 - 499,999	19	30	23	21	36	34	38	50					251
\$ 500,000 - 599,999	10	8	19	18	22	15	10	20					122
\$ 600,000 - 699,999	4	2	10	8	6	12	4	12					58
\$ 700,000 - 799,999	3	5	10	4	6	4	6	9					47
\$ 800,000 - 899,999	4	2	2	2	5	2	2	3					22
\$ 900,000 - 999,999	1	1	1	2	2	1	1	2					11
\$ 1,000,000 - and over	1	4	4	4	2	5	4	5					29
Total	136	175	224	213	252	243	212	225					1680



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													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999								1					1
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1			1								3
\$ 100,000 - 119,999			1					1					2
\$ 120,000 - 139,999	1		1			2	1						5
\$ 140,000 - 159,999		1	4	1	3	1	4	2					16
\$ 160,000 - 179,999	4	3	1	2	3	1	1	5					20
\$ 180,000 - 199,999	1	3	1	4		1	3	1					14
\$ 200,000 - 249,999	5	2	9	7	7	7	7	6					50
\$ 250,000 - 299,999	4	4	3	7	10	4	3	5					40
\$ 300,000 - 349,999	1	3	5	4	3	2	6	5					29
\$ 350,000 - 399,999	1	2	4	2	7	4	2	5					27
\$ 400,000 - 499,999	3	4	3	6	3	3	4	3					29
\$ 500,000 - 599,999		4	3	1	2		4	4					18
\$ 600,000 - 699,999					1	1		3					5
\$ 700,000 - 799,999					1	2							3
\$ 800,000 - 899,999													
\$ 900,000 - 999,999			1	2		1		1					5
\$ 1,000,000 - and over				1				1					2
Total	21	28	36	37	41	29	35	43					270



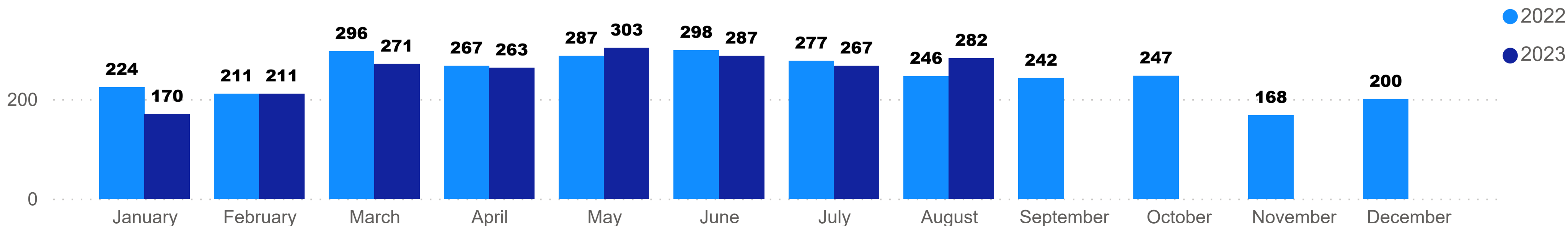


West Volusia Association of REALTORS®

Monthly Sales Trend Indicator 2023

Sales by Price Range - Overall

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	2		2				2						6
\$ 60,000 - 69,999			1	1				3					5
\$ 70,000 - 79,999		1		2				1					4
\$ 80,000 - 89,999	2			1		1		1					5
\$ 90,000 - 99,999	1	2	1	1	1	3	1						10
\$ 100,000 - 119,999		2	3	2	2	4	1	2					16
\$ 120,000 - 139,999	6	2	3	2	3	3	5	5					29
\$ 140,000 - 159,999	4	4	7	9	7	2	6	5					44
\$ 160,000 - 179,999	10	7	4	7	8	7	8	9					60
\$ 180,000 - 199,999	6	10	14	11	3	8	10	2					64
\$ 200,000 - 249,999	26	27	43	32	41	26	25	29					249
\$ 250,000 - 299,999	30	43	40	46	49	47	47	36					338
\$ 300,000 - 349,999	19	26	53	46	63	60	54	36					357
\$ 350,000 - 399,999	18	25	23	32	40	45	33	40					256
\$ 400,000 - 499,999	22	35	26	27	39	37	43	53					282
\$ 500,000 - 599,999	10	12	22	20	24	15	14	24					141
\$ 600,000 - 699,999	4	2	10	8	7	13	4	15					63
\$ 700,000 - 799,999	3	6	10	4	7	6	6	9					51
\$ 800,000 - 899,999	4	2	2	2	5	2	2	3					22
\$ 900,000 - 999,999	1	1	2	4	2	2	1	3					16
\$ 1,000,000 - and over	1	4	4	5	2	5	4	6					31
Total	170	211	271	263	303	287	267	282					2054



West Volusia Association of REALTORS®

Monthly Sales Trend Indicator 2023

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0													
1	1	5	3	3	4	5	6	6					33
2	50	39	72	65	67	57	63	60					473
3	81	115	138	149	178	156	147	148					1112
4	30	46	49	39	45	57	44	56					366
5	8	5	6	7	6	11	6	11					60
6+		1	3		3	1	1	1					10
Total	170	211	271	263	303	287	267	282					2054

Sales by Bathroom Count

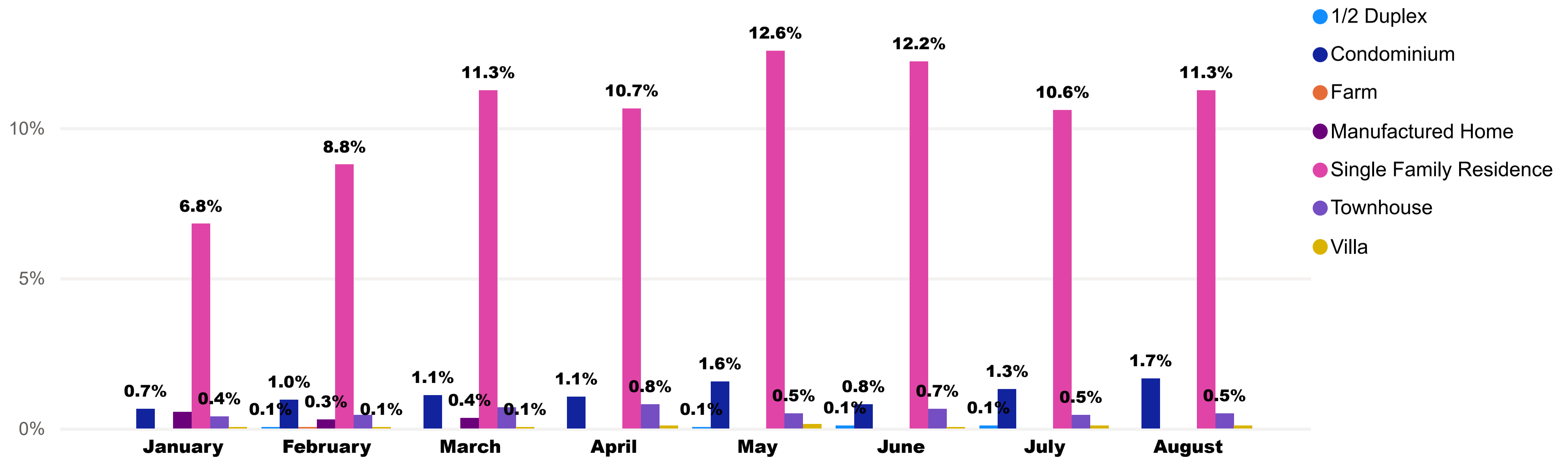
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	21	26	32	35	38	24	18	19					213
2	115	130	167	172	194	196	198	184					1356
3	29	47	56	50	60	54	43	62					401
4	4	7	16	4	8	7	6	12					64
5	1	1		2	1	4	2	3					14
6+					2	2		2					6
Total	170	211	271	263	303	287	267	282					2054

Monthly Sales Trend Indicator 2023

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex		1			1	2	2						6
Condominium	13	19	22	21	31	16	26	33					181
Farm		1											1
Manufactured Home	11	6	7										24
Single Family Residence	135	174	223	211	249	242	210	223					1667
Townhouse	8	9	14	16	10	13	9	10					89
Villa	1	1	1	2	3	1	2	2					13
Total	168	211	267	250	294	274	249	268					1981

YTD % of Sales by Property Type





West Volusia Association of REALTORS®

Multiple Listing One Month Sales and Inventory Report - August - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	2	1%	65,950	65,001	99%	21	
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							2
\$ 90,000 - 99,999							2
\$ 100,000 - 119,999	1	0%	110,000	110,000	100%	4	2
\$ 120,000 - 139,999	4	1%	133,500	127,500	96%	14	2
\$ 140,000 - 159,999	4	1%	164,325	147,250	90%	56	10
\$ 160,000 - 179,999	7	3%	171,386	167,500	98%	44	10
\$ 180,000 - 199,999	1	0%	189,900	180,000	95%	1	13
\$ 200,000 - 249,999	26	10%	242,892	230,308	95%	47	21
\$ 250,000 - 299,999	35	13%	274,995	271,929	99%	31	65
\$ 300,000 - 349,999	36	13%	333,889	328,711	98%	26	95
\$ 350,000 - 399,999	39	15%	377,503	369,728	98%	35	103
\$ 400,000 - 499,999	53	20%	448,924	439,309	98%	43	110
\$ 500,000 - 599,999	24	9%	558,108	543,621	97%	51	56
\$ 600,000 - 699,999	15	6%	670,713	636,600	95%	36	47
\$ 700,000 - 799,999	9	3%	799,878	739,878	92%	94	37
\$ 800,000 - 899,999	3	1%	937,967	853,333	91%	103	15
\$ 900,000 - 999,999	3	1%	993,298	965,333	97%	88	9
\$ 1,000,000 - and over	6	2%	1,744,833	1,581,667	91%	39	43
Total	268	100%	433,639	417,665	96%	41	644

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 - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	5	0.24%	51,480	37,840	74%	28	1
\$ 50,000 - 59,999	6	0.29%	63,900	53,617	84%	13	
\$ 60,000 - 69,999	5	0.24%	74,340	66,000	89%	12	
\$ 70,000 - 79,999	4	0.19%	82,725	72,050	87%	118	1
\$ 80,000 - 89,999	5	0.24%	111,160	83,400	75%	44	2
\$ 90,000 - 99,999	10	0.49%	102,280	92,400	90%	29	2
\$ 100,000 - 119,999	16	0.78%	129,413	108,781	84%	28	2
\$ 120,000 - 139,999	29	1.41%	143,672	128,707	90%	54	2
\$ 140,000 - 159,999	44	2.14%	164,032	149,309	91%	42	10
\$ 160,000 - 179,999	60	2.92%	181,635	168,486	93%	44	10
\$ 180,000 - 199,999	64	3.12%	196,433	188,817	96%	42	13
\$ 200,000 - 249,999	249	12.12%	235,259	227,139	97%	34	21
\$ 250,000 - 299,999	338	16.46%	281,171	273,854	97%	39	65
\$ 300,000 - 349,999	357	17.38%	328,861	322,343	98%	37	95
\$ 350,000 - 399,999	256	12.46%	380,351	372,386	98%	42	103
\$ 400,000 - 499,999	282	13.73%	451,921	441,163	98%	45	110
\$ 500,000 - 599,999	141	6.86%	564,428	543,347	96%	49	56
\$ 600,000 - 699,999	63	3.07%	670,847	645,466	96%	44	47
\$ 700,000 - 799,999	51	2.48%	780,163	734,857	94%	76	37
\$ 800,000 - 899,999	22	1.07%	873,548	833,864	95%	83	15
\$ 900,000 - 999,999	16	0.78%	987,587	958,659	97%	44	9
\$ 1,000,000 - and over	31	1.51%	1,469,516	1,356,037	92%	64	43
Total	2054	100.00%	378,718	365,685	97%	42	644

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.

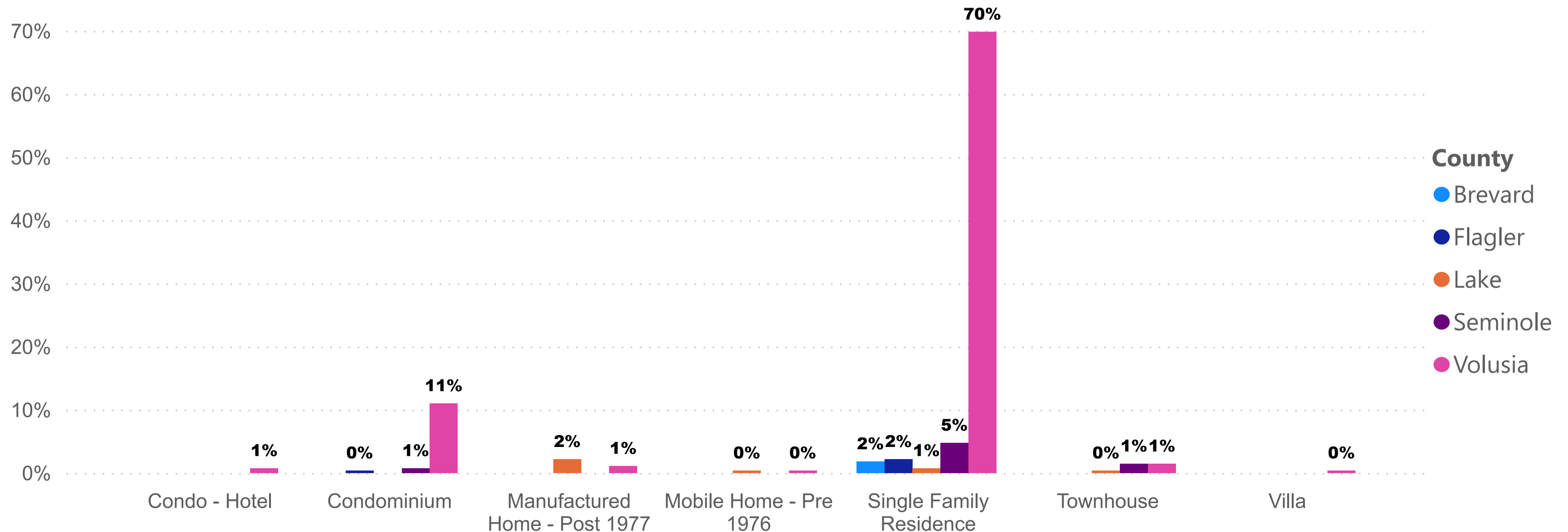
Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2019	280	239,666	229,988	96%	49	1231	4.40
10/31/2019	296	238,078	225,555	95%	64	1182	3.99
11/30/2019	281	230,901	224,190	97%	59	1183	4.21
12/31/2019	325	239,181	231,609	97%	62	1162	3.58
01/31/2020	217	294,454	284,716	97%	61	1143	5.27
02/29/2020	265	234,415	226,413	97%	67	1186	4.48
03/31/2020	297	269,033	259,263	96%	67	1253	4.22
04/30/2020	268	273,863	263,624	96%	59	1211	4.52
05/31/2020	246	254,749	246,060	97%	57	1109	4.51
06/30/2020	335	268,897	258,325	96%	60	1000	2.99
07/31/2020	391	279,552	270,640	97%	65	884	2.26
08/31/2020	371	270,052	262,385	97%	57	862	2.32
09/30/2020	311	291,170	283,744	97%	51	834	2.68
10/31/2020	337	272,756	265,812	97%	46	831	2.47
11/30/2020	276	284,264	277,212	98%	56	801	2.90
12/31/2020	343	266,830	260,847	98%	41	752	2.19
01/31/2021	253	283,344	274,047	97%	46	676	2.67
02/28/2021	239	291,392	283,202	97%	39	665	2.78
03/31/2021	361	304,436	296,663	97%	44	587	1.63
04/30/2021	350	313,110	309,215	99%	28	579	1.65
05/31/2021	304	333,253	326,916	98%	31	614	2.02
06/30/2021	353	316,480	313,621	99%	21	625	1.77
07/31/2021	342	334,822	330,774	99%	18	645	1.89
08/31/2021	327	340,724	334,432	98%	19	694	2.12
09/30/2021	274	344,328	332,313	97%	25	663	2.42
10/31/2021	290	321,890	317,627	99%	20	630	2.17
11/30/2021	302	330,596	324,013	98%	26	589	1.95
12/31/2021	303	351,912	342,893	97%	26	529	1.75
01/31/2022	223	339,943	334,026	98%	28	503	2.26
02/28/2022	211	348,849	343,352	98%	23	492	2.33
03/31/2022	295	366,276	361,590	99%	22	521	1.77
04/30/2022	264	368,007	367,429	100%	20	549	2.08
05/31/2022	284	365,179	363,915	100%	17	616	2.17
06/30/2022	298	384,087	380,195	99%	13	691	2.32
07/31/2022	274	350,071	345,312	99%	17	573	2.09
08/31/2022	246	370,588	361,665	98%	20	632	2.57
09/30/2022	241	385,961	375,077	97%	25	629	2.61
10/31/2022	247	347,623	338,155	97%	27	631	2.55
11/30/2022	168	353,438	344,508	97%	34	668	3.98
12/31/2022	200	356,231	341,628	96%	47	634	3.17
01/31/2023	168	347,540	332,159	96%	50	628	3.74
02/28/2023	211	371,395	355,888	96%	52	602	2.85
03/31/2023	267	372,217	360,595	97%	49	595	2.23
04/30/2023	250	384,627	371,102	96%	50	596	2.38
05/31/2023	294	380,786	370,148	97%	43	612	2.08
06/30/2023	274	393,592	382,208	97%	39	594	2.17
07/31/2023	249	379,805	367,176	97%	37	639	2.57
08/31/2023	268	433,639	417,665	96%	44	644	2.40

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Brevard	Flagler	Lake	Seminole	Volusia	Total
Condo - Hotel					1%	1%
Condominium		0%		1%	11%	12%
Manufactured Home - Post 1977			2%		1%	3%
Mobile Home - Pre 1976			0%		0%	1%
Single Family Residence	2%	2%	1%	5%	70%	79%
Townhouse			0%	1%	1%	3%
Villa					0%	0%
Total	2%	3%	4%	7%	85%	100%



Board/Association: State Month Year
 ▲ West Volusia FL August 2023

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**

**Condominium / Cooperative Units
 Number of Bedrooms**

**Active Listings
 (Unsold Homes)**

**Sales Pending
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999		1		1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	1	2	1	4
\$ 140,000 - 159,999	1	1		2
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	7	10	3	20
\$ 250,000 - 299,999	9	19	2	30
\$ 300,000 - 349,999	3	26	2	31
\$ 350,000 - 399,999	5	18	11	34
\$ 400,000 - 499,999	3	30	17	50
\$ 500,000 - 599,999		6	14	20
\$ 600,000 - 699,999	1	8	3	12
\$ 700,000 - 799,999		2	7	9
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over	1	1	3	5
Total	33	125	67	225

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	5			5
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999	2	3		5
\$ 300,000 - 349,999	2	3		5
\$ 350,000 - 399,999	3	2		5
\$ 400,000 - 499,999	2	1		3
\$ 500,000 - 599,999	1	3		4
\$ 600,000 - 699,999	1	2		3
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over			1	1
Total	26	16	1	43

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	3	
\$ 140,000 - 159,999	4	4
\$ 160,000 - 179,999	4	7
\$ 180,000 - 199,999	4	10
\$ 200,000 - 249,999	8	12
\$ 250,000 - 299,999	51	9
\$ 300,000 - 349,999	76	18
\$ 350,000 - 399,999	86	19
\$ 400,000 - 499,999	98	20
\$ 500,000 - 599,999	46	19
\$ 600,000 - 699,999	32	12
\$ 700,000 - 799,999	25	10
\$ 800,000 - 899,999	12	4
\$ 900,000 - 999,999	9	1
\$ 1,000,000 - and over	35	6
Total	494	154

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	5	2
\$ 140,000 - 159,999	1	2
\$ 160,000 - 179,999	2	5
\$ 180,000 - 199,999	3	
\$ 200,000 - 249,999	27	8
\$ 250,000 - 299,999	41	7
\$ 300,000 - 349,999	42	8
\$ 350,000 - 399,999	37	4
\$ 400,000 - 499,999	41	3
\$ 500,000 - 599,999	17	1
\$ 600,000 - 699,999	14	
\$ 700,000 - 799,999	11	1
\$ 800,000 - 899,999	3	2
\$ 900,000 - 999,999	2	1
\$ 1,000,000 - and over	8	2
Total	257	46

Time On Market Sort	M-SF	M-Condo
0 - 30	152	19
31-60	29	10
61-90	18	7
91-120	10	3
121-over	16	4
Total	225	43

