

Volusia County, FL

County · FL · Florida

BALANCED MARKET

\$325K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

10,567

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



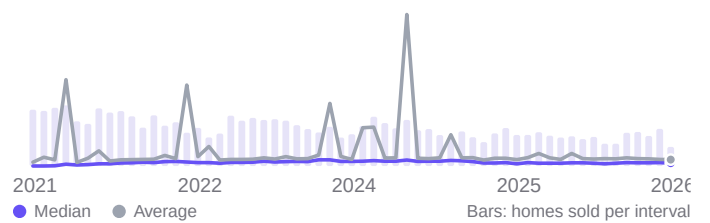
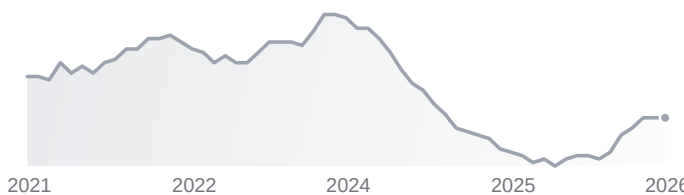
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$320K · Average \$373K

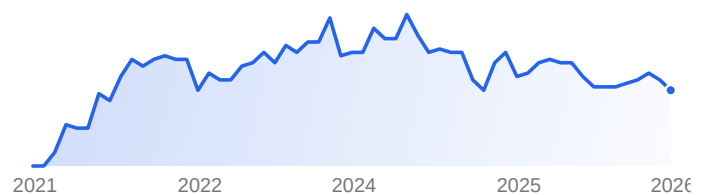
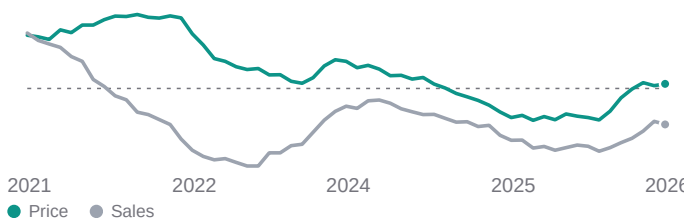


Growth (year over year)

Price +1.4% · Sales -11.1%

Price per square foot

\$201/ft²

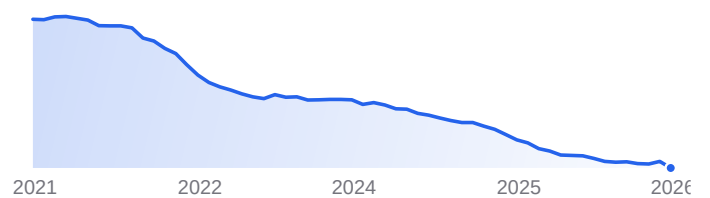
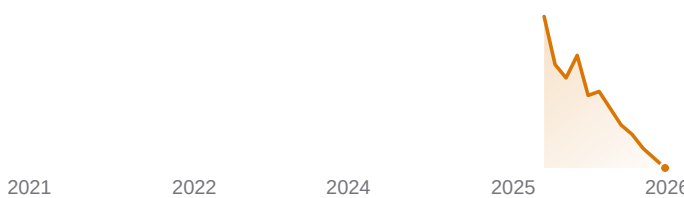


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

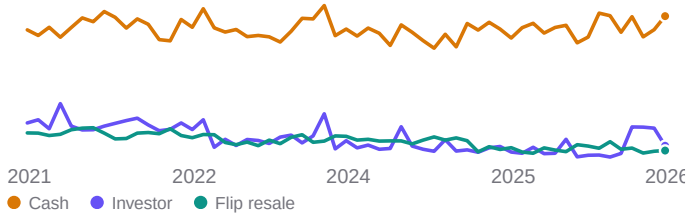
4.5%



BUYERS & OUTCOMES

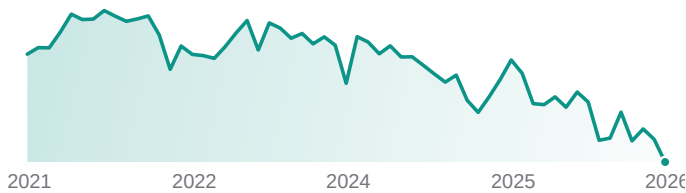
Buyer mix

Cash 44% · Investor 7.1% · Flip resale 5.8%



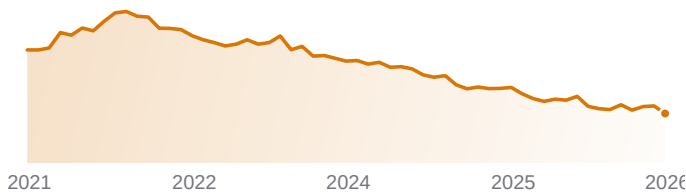
Sellers who sold at a gain

80%

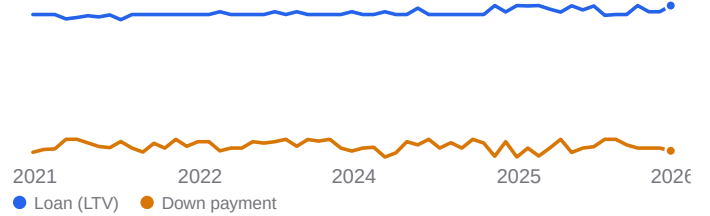


Median annualized return at resale

+4.2%

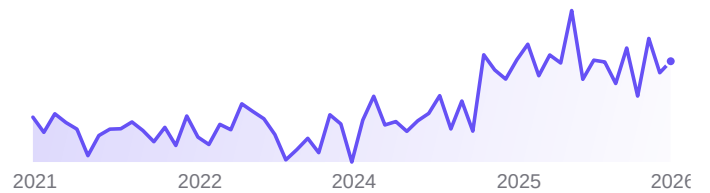


Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



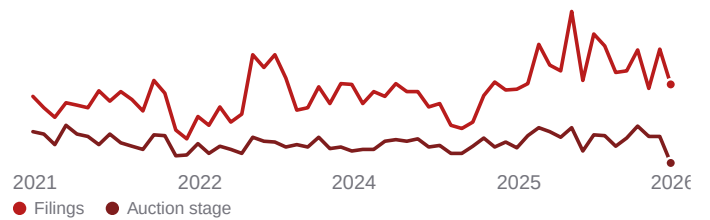
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 101 · Auction stage 3



HOUSING STOCK

Homes	236,298
Median value (AVM)	\$320K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1987
Single family	80%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	14%
Median loan-to-value	44%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	609,131
Density	553 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	23
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	71°F
Annual precip	51 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.