

DeBary 32713

ZIP code · FL · Florida > Volusia County > DeBary

BALANCED MARKET

\$381K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

427

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



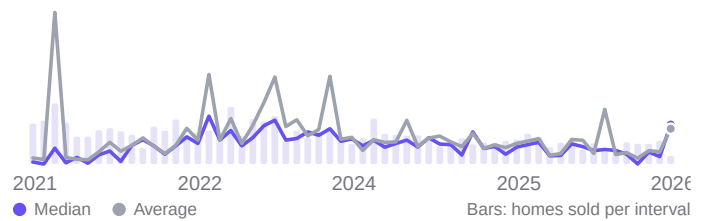
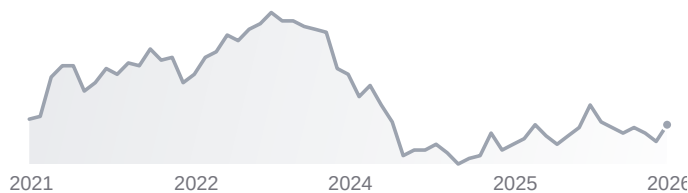
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$465K · Average \$447K

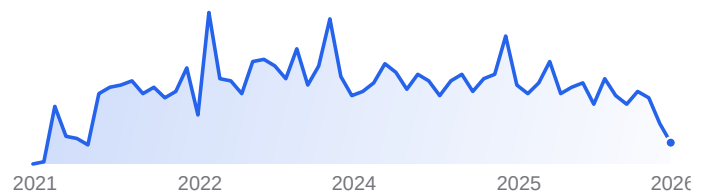
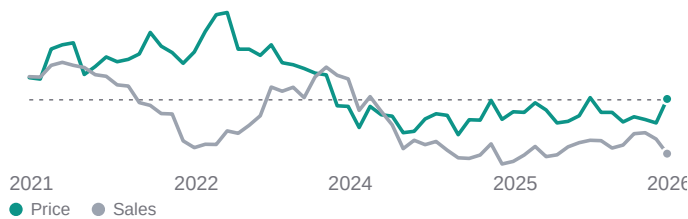


Growth (year over year)

Price +0.4% · Sales -23.9%

Price per square foot

\$178/ft²

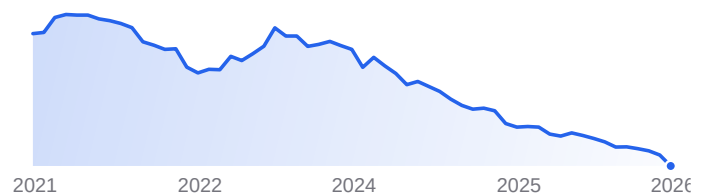


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

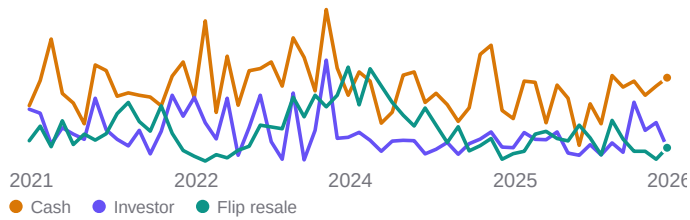
4.3%



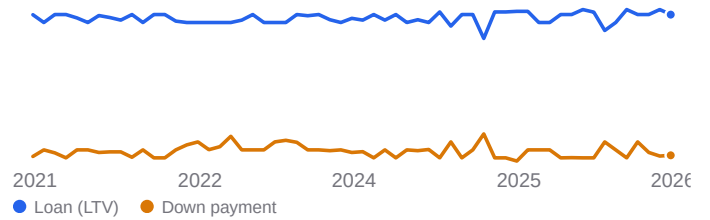
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 6.3% · Flip resale 6.3%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.6%



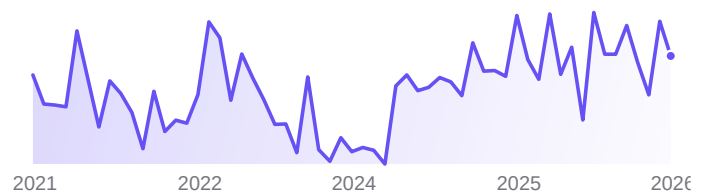
Sellers who sold at a gain

87%



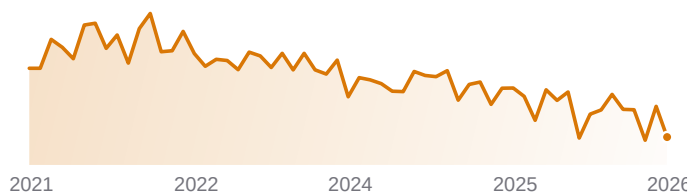
Typical hold before selling

6.2 yrs



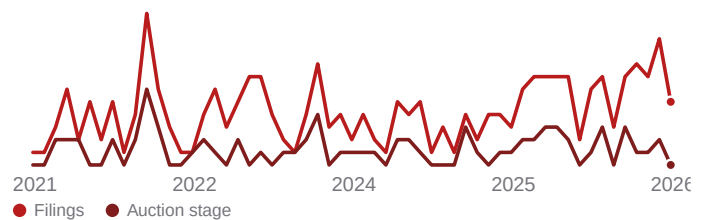
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	9,880
Median value (AVM)	\$367K
Median size	1,836 ft²
Median bedrooms	3
Median year built	1995
Single family	90%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	10%
Median loan-to-value	57%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	24,849
Density	1,011 / mi ²
Median household income	\$85K
Average household income	\$101K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	26
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	71°F
Annual precip	52 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.