

## DAYTONA BEACH AREA 2010 REAL ESTATE SALES SUMMARY FOR THE FIRST 6 MONTHS OF 2010

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This includes: Daytona Beach, South Daytona, Ponce Inlet, Wilbur by the Sea  
Daytona Beach Shores, Holly Hill, Ormond Beach, Ormond by the Sea  
**2010 SOLD PRICES COMPARED TO PRICES FROM 2003-2010**  
and information of Active listings for JULY 15, 2010

<u>Houses</u>	<u>#</u>	<u>High</u>	<u>Median</u>	<u>% Change</u>
<b>For Sale</b>				
July 15th	1919	\$10,000,000	\$190,000	
Sold 2010	1171	\$2,000,000	\$134,000	-4%
Sold 2009	2043	\$2,200,000	\$140,000	
Sold 2008	1483	\$2,700,000	\$175,000	
Sold 2007	1536	\$3,800,000	\$215,000	
Sold 2005	3211	\$2,650,000	\$230,000	
Sold 2003	3005	\$1,700,000	\$144,500	

<u>Houses</u>	<u>#</u>	<u>High</u>	<u>Median</u>	<u>% Change</u>
<b>Attached</b>				
<b>For Sale</b>				
July 15th	278	\$848,000	\$100,000	
Sold 2010	124	\$480,000	\$110,000	-2%
Sold 2009	205	\$433,000	\$112,000	
Sold 2008	175	\$299,000	\$135,000	
Sold 2007	200	\$370,000	\$154,411	
Sold 2005	392	\$725,000	\$157,000	
Sold 2003	425	\$875,000	\$99,000	

### ALL OCEAN FRONT CONDOS

<u>For Sale</u>	<u>#</u>	<u>High</u>	<u>Median</u>	<u>% Change</u>
July 15th	397	\$1,800,000	\$389,000	
Sold 2010	143	\$1,250,000	\$275,000	-11%
Sold 2009	295	\$735,000	\$310,000	
Sold 2008	183	\$2,120,000	\$340,000	
Sold 2007	149	\$1,275,000	\$460,000	
Sold 2005	377	\$1,830,000	\$445,000	
Sold 2003	455	\$1,300,000	\$249,000	

### ALL CONDOS INCLUDING OCEAN FRONT

<u>For Sale</u>	<u>#</u>	<u>High</u>	<u>Median</u>	<u>% Change</u>
July 15th	982	\$1,800,000	\$235,000	
Sold 2010	441	\$1,250,000	\$138,000	-8%
Sold 2009	779	\$735,000	\$150,000	
Sold 2008	346	\$2,120,000	\$267,000	
Sold 2007	442	\$1,275,000	\$285,000	
Sold 2005	1102	\$1,830,000	\$291,000	
Sold 2003	1093	\$1,125,000	\$167,000	

### Daytona Beach A1A Condo Hotels

<u>For Sale</u>	<u>#</u>	<u>High</u>	<u>Median</u>	<u>% Change</u>
July 15th	191	\$360,000	\$70,000	
Sold 2010	58	\$270,000	\$45,000	-10%
Sold 2009	78	\$140,000	\$50,000	
Sold 2008	46	\$235,000	\$83,000	
Sold 2007	65	\$300,000	\$95,000	
Sold 2006	69	\$380,000	\$136,500	
Sold 2005	237	\$390,000	\$115,000	
Sold 2003	147	\$112,500	\$50,000	

### Median Price

is the middle price of all properties sold

**NOTE THAT THE PRICES ARE STILL SLIDING  
DOWN BUT IT HAS GREATLY SLOWED**

It also shows you that for each category there is almost a 2 year supply of housing inventory (twice as many active listings as solds for the year)

WHAT DOES THAT MEAN TO YOU?

**If you are a seller:  
PRICE YOUR PROPERTY  
TO BE "IN THE MARKET."**

**IF YOU ARE A BUYER --  
it is the best time for  
you to buy in your lifetime.  
Great interest rates & MANY CHOICES**

**BASED ON DAYTONA BEACH AREA ASSOCIATION  
MLS STATISTICS**

For more specific information on your property  
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