

# DAYTONA AREA MARKET TRENDS FOR 1st QUARTER [Jan-Feb-Mar] 2002-2010

## MEDIAN PRICE AND TOTAL CLOSED SALES from Daytona Beach MLS

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YEAR	Single Family						All Properties including condos and manufactured					
	1st 1/4		3rd 1/4		4th 1/4		1st 1/4		3rd 1/4		4th 1/4	
	Total SOLD	Median PRICE	Total SOLD	Median PRICE	Total SOLD	Median PRICE	Total SOLD	Median PRICE	Total SOLD	Median PRICE	Total SOLD	Median PRICE
2002	534	\$120,000	726	\$126,000	690	\$135,000	846	\$177,000	1142	\$190,000	1079	\$197,000
2003	613	\$130,900	861	\$155,000	766	\$147,000	944	\$180,000	1411	\$239,000	1256	\$235,000
2004	715	\$155,000	787	\$183,000	660	\$185,000	1172	\$246,000	1332	\$325,000	1011	\$264,000
2005	743	\$200,000	904	\$240,000	650	\$240,000	1234	\$320,000	1414	\$332,000	937	\$320,000
2006	519	\$241,000	476	\$225,000	301	\$225,000	744	\$320,000	716	\$310,000	610	\$325,000
2007	403	\$213,000	390	\$220,000	256	\$190,000	588	\$289,000	548	\$300,000	521	\$270,000
2008	307	\$195,000	430	\$175,000	257	\$180,000	479	\$277,000	600	\$245,000	487	\$220,000
2009	379	\$140,000					562	\$202,000				
2010	471	\$135,000					771	\$223,000				

### GRAPH

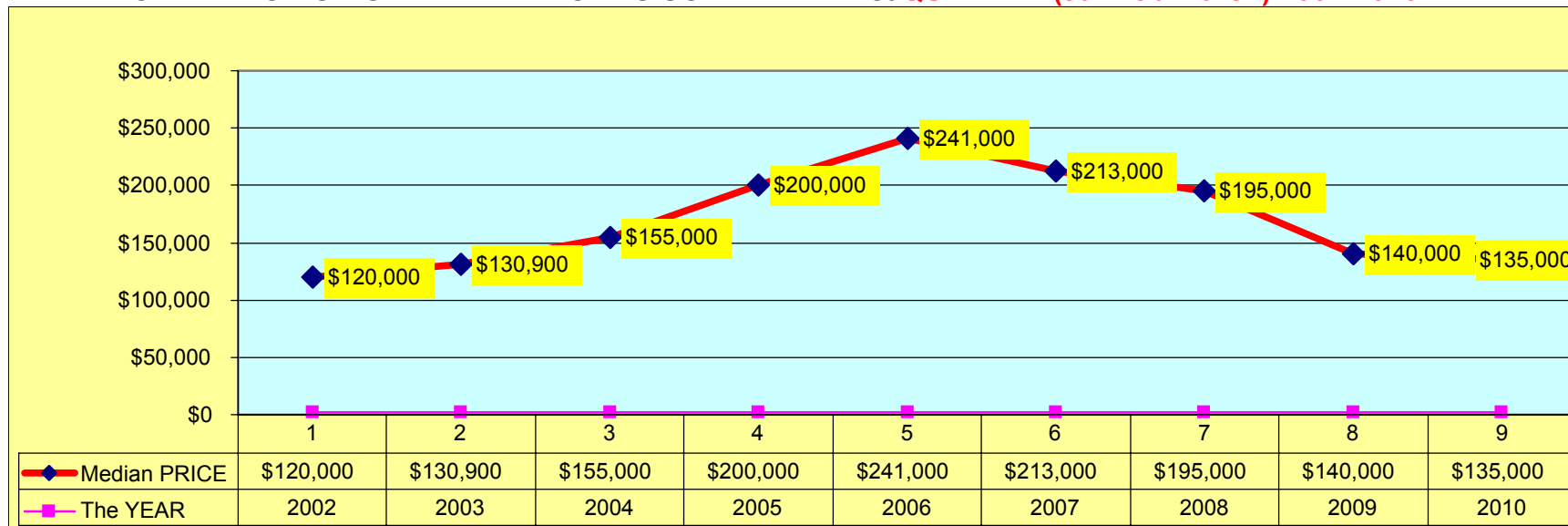
#### SINGLE FAMILY

Median The  
PRICE YEAR

\$120,000	2002
\$130,900	2003
\$155,000	2004
\$200,000	2005
\$241,000	2006
\$213,000	2007
\$195,000	2008
\$140,000	2009
\$135,000	2010

Remember Median Price is the middle price: Of the 743 Single Family Homes that sold in 2005  
The Middle priced (Median) Property was at \$200,000

### GRAPH FOR SINGLE FAMILY HOMES SOLD IN THE 1st QUARTER (Jan-feb-March) 2002-2010



### ABOVE CHARTS

Highest # Sold  
Median Price




The one fact that we sometimes forget to talk about is: the number of buyers. Note: Again, with single family homes that 743 were sold in 2005 and just 471 471 in 2010

NOTE THE MEDIAL PRICE OF ALL PROPERTIES WENT UP FOR THE FIRST TIME IN FOUR YEARS - CONDO SALES HELPED







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\$135,000
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\$135,000
2010



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