# Keys & Closings

## HALIFAX PLANTATION PHASE 2 & 3
## SEPTEMBER 2025 NEWSLETTER

## Sunstats for 32174 - YTD thru July

**32174 (Ormond Beach)**
**Single-Family Homes**
**July 2025 Year-to-Date**

| CLOSED SALES | MEDIAN SALE PRICE | ACTIVE INVENTORY |
|---|---|---|
| 0.7% from a year ago | -3.7% from a year ago | 31% from a year ago |
| 542 | $401,990 | 413 |

| CASH SALES AS A PCT. OF CLOSED SALES | NEW LISTINGS | MONTHS SUPPLY OF INVENTORY |
|---|---|---|
| up from 34.8% a year ago | 5.1% from a year ago | up from 4.5 MOS. a year ago |
| 36.9% | 843 | 5.5 Months |

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**32174 (Ormond Beach)**
**Single-Family Homes**
**July 2025 Year-to-Date**

| MEDIAN TIME TO CONTRACT | MEDIAN TIME LIST TO SALE | CASH SALES |
|---|---|---|
| up from 44 DAYS a year ago | up from 81 DAYS a year ago | 7.0% from a year ago |
| 61 Days | 97 Days | 200 |

| CLOSED SALES | PENDING INVENTORY | NEW PENDING SALES |
|---|---|---|
| 0.7% from a year ago | -1.2% from a year ago | 3.8% from a year ago |
| 542 | 106 | 621 |

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Reach out to schedule Private Showing
or to talk about Selling your home!

http://dmgre.us/2h29

# Market Snapshot

## Value and Price Changes

| | Current | Last Month | Last 3 Months | Last 12 Months | Last 24 Months | Last 36 Months |
|---|---|---|---|---|---|---|
| **Median Est. Property Value** Last Updated: 8/31/2025 | $411,270 | $414,740 -0.84% | $413,400 -0.52% | $420,200 -2.13% | $421,240 -2.37% | $407,650 +0.89% |
| **Median Sold Price** Last Updated: 8/31/2025 | $422,500 | $375,000 +12.67% | $362,495 +16.55% | $364,990 +15.76% | $420,250 +0.54% | $405,000 +4.32% |
| **Median List Price** Last Updated: 8/31/2025 | $424,950 | $429,995 -1.17% | $419,000 +1.42% | $420,000 +1.18% | $370,000 +14.85% | $279,900 +51.82% |

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Halifax Plantation Phase 2 & 3 Sales Information

June - August Sales:
Average Sale Price $480,831
Avg Orig List Price $529,176
Average Rooms 3
Average Baths 3
Average Sqft 2,217
Avg $/Sqft $216.92

June - August Purchase Types:
Conventional 64%
FHA 4%
VA 7%
Cash 25%

28 Homes Sold

# Adams, Cameron, & Co Halifax Plantation Listings

3132 Connemara Drive
List Price: $329,900
3 bed/2 bath 1,670 sqft
Listed Since: June 13, 2025
Listing Courtesy of: Al Wilson

3205 Bailey Ann Drive
List Price: $399,000
3 bed/2 bath 1,695 sqft
Listed Since: August 1, 2025
Listing Courtesy of: Kristin Petersen

3601 Galway Lane
List Price: $499,000
3 bed/2 bath 2,181 sqft
Listed Since: September 4, 2025
Listing Courtesy of: Dulce Monahan