

Current Trends in Volusia County Real Estate



Home Values & Price Movement

- In Volusia County, the **average home value** is ~\$322,671, reflecting a **~5.5 % decline year-over-year**. [Zillow](#)
- Another source (Redfin) shows a **median sale price** around **\$333,150**, down ~2 % year-over-year, compared to last August. [Redfin](#)
- In Central Volusia (the more desirable / coastal-influenced parts), the median sale price is holding up better: ~\$465,000, up ~1.1 % from last year. [Rocket Mortgage](#)
- Inventory has increased significantly. In Volusia, active listings have climbed (e.g. 9,160 homes for sale in June 2025, a ~2–3 % month-over-month rise). [Rocket Mortgage](#)
- According to ATTOM, the current median home price in Volusia is ~ \$329,900, with ~11,985 residential properties sold in the past year. [ATTOM](#)

Takeaway: Values are softening modestly in many segments, but the decline is not uniform — some higher-end / coastal zones are more resilient.

Days on Market & Sales Pace

- Homes in Volusia now take **~74 days** on the market on average, up from ~58 days previously. [Redfin](#)
- In June 2025, ~72 % of homes sold **below** their listing price — a clear reflection of negotiation pressure on sellers. [Rocket Mortgage](#)
- In Orlando and the broader Central Florida area, markets are seeing more listings and prices leveling off — supply is loosening. [WFTV+1](#)

Market Balance & Buyer vs Seller Leverage

- The market is shifting toward **balance** (neither strongly seller- nor buyer-dominated). More inventory and slower sales give buyers somewhat greater leverage, especially in the mid-tier segments. [Spectrum News 13+1](#)
- Some price ranges (e.g. under \$250,000 and above \$1M) are still drawing stronger demand, while the middle tiers are having more competition. [News Journal Online](#)
- Sellers now more frequently need to adjust pricing or offer concessions. [Rocket Mortgage+2laur](#)



Broader Florida / Macroeconomic Factors

- **Interest rates** remain a major drag on demand. Even subtle rate moves can shift buyer affordability. [PR Newswire+1](#)
- **Home insurance costs**, rising property taxes, and HOA / coastal risk premiums are also adding to the carrying cost of ownership — which dampens demand, especially on marginal deals. [Ramsey Solutions+1](#)
- Forecasts for Florida suggest **modest price appreciation** going forward: 3–5 % annual growth through 2026 in many markets. [hco.com+1](#)
- Some local voices expect recovery or stabilization as rates ease and buyer demand returns. [floridaliferealestate.com+1](#)
- The **government shutdown** (as of October 2025) poses risk in Florida especially due to disruption of the National Flood Insurance Program (NFIP) — many coastal properties depend on flood insurance for mortgage closings. [Reuters](#)

What to Watch & What This Means

- **Watch inventory and absorption rates** — if months of supply climbs past 6–7 months, sellers will feel stronger pressure.
- **Interest rate movements** — any cuts could revive demand; increases will further suppress it.
- **Local micro-markets** matter — coastal, amenity-rich, or well-located properties will outperform weaker ones.
- **Insurance / climate / risk costs** will increasingly influence buyer decisions, especially in flood-prone areas.
- **Price reductions and sale-to-list ratios** will be a strong signal: if many homes are widely discounted, that suggests deeper softening.