

 Key Local Market Metrics

According to recent aggregated local listing and sales data:

Prices & Values

Average home value in Volusia County was about **\$319,330**, down ~5.5% year-over-year through late 2025. Median sale prices from late 2025 were down modestly compared with the prior year (e.g., ~-3.9% YoY around November).

Inventory & Listings

Listings remain *elevated*, with active inventory still higher than year-ago levels. One trend tracker shows overall list inventory is up ~19% from 2025 to early 2026.

Selling Activity

Sale-to-list price ratios around **97%-98%**, meaning many homes are selling close to list price but not consistently above. Homes are taking *longer to sell* relative to recent peak markets—typical days on market hover in the **70-90+ day range** in many segments.

👉 **What this looks like locally:** More supply and slower turnover than peak pandemic/post-pandemic highs, pushing toward a *more balanced or slightly buyer-friendly market* in many neighborhoods.

📌 What the Updated Data Means for Volusia County in 2026

◆ Prices

Soft to moderately flat, depending on segment and area: Coastal and highly desirable neighborhoods (like New Smyrna Beach, Port Orange) may hold value better, while others (like Zeppelin inland pockets) may see more pressure. Data show values down year-over-year going into 2026.

◆ Inventory

Inventory remains **higher and rising year-over-year**, giving buyers more choice and negotiating leverage compared with 2020-2022.

◆ Market Pace

Homes are not flying off the market – average days on market are extended compared with past years, which typically signals a **shift toward equilibrium**.

◆ Buyer Power

Buyers currently often have more bargaining room than during peak competitive periods: price reductions and longer selling timelines are more common.

◆ Seller Strategies

For sellers, **pricing correctly, staging, and presentation** are more critical than ever – homes that are overpriced tend to sit longer or get negotiated down later, a trend noted broadly in Florida markets as 2026 begins.