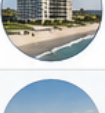
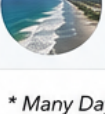


# HOUSING AFFORDABILITY

## Across Volusia County

Volusia County offers a wide range of housing options. From inland affordability to coastal luxury, there's a community to fit every lifestyle and budget.

| AREA                                                                                                     | TYPICAL MEDIAN HOME PRICE* | AFFORDABILITY (RELATIVE)  | TYPICAL BUYER                          |
|----------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|----------------------------------------|
|  DAYTONA BEACH          | ~\$295,000                 | ★★★★★<br>MOST AFFORDABLE  | First-time buyers, investors           |
|  DELTONA                | ~\$325,000                 | ★★★★☆                     | Families, commuters                    |
|  EDGEWATER              | ~\$331,000                 | ★★★★☆                     | Value-oriented buyers                  |
|  DELAND                 | ~\$385,000                 | ★★★☆☆                     | Families, retirees                     |
|  PORT ORANGE           | ~\$375,000                 | ★★★☆☆                     | Move-up buyers                         |
|  ORMOND BEACH         | ~\$419,000                 | ★★☆☆☆                     | Professionals, retirees                |
|  DAYTONA BEACH SHORES | ~\$360,000*                | ★★☆☆☆                     | Condo buyers, retirees                 |
|  NEW SMYRNA BEACH     | ~\$525,000                 | ★☆☆☆☆<br>LEAST AFFORDABLE | Luxury, second-home, waterfront buyers |

\* Many Daytona Beach Shores listings are condominiums, which lowers the median price compared with single-family homes.

### Our Communities, At a Glance



#### NORTHERN VOLUSIA

**Daytona Beach** – The county's affordability leader with entry-level homes often under \$275,000 and condos plentiful below \$250,000. Strong rental demand for investors.



**Ormond Beach** – Desirable neighborhoods, proximity to the beach, and larger homes come at a premium. Many buyers feel the schools and quality of life justify the higher prices.



#### WEST VOLUSIA

**Deltona** – One of the county's best affordability values with newer homes, easy access to Orlando, and down payment assistance programs available for qualified buyers.



**DeLand** – Historic charm, Stetson University, and suburbia meet in the middle of the affordability spectrum.



#### SOUTHEAST VOLUSIA

**Edgewater** – Buyers enjoy larger homes, newer construction, and bigger lots, all just minutes from the Intracoastal Waterway and beaches.



**Port Orange** – Desirable schools, newer communities, and convenient shopping make it a top choice for families and move-up buyers.



**New Smyrna Beach** – Limited coastal inventory, strong second-home demand, and walkability near Flagler Avenue drive prices higher. Inland neighborhoods still sell well above the county average.

#### AFFORDABILITY RELATIVE TO LOCAL INCOMES

-  **MOST AFFORDABLE**  
Daytona Beach, Deltona, Edgewater
-  **MODERATELY AFFORDABLE**  
DeLand, Port Orange
-  **MODERATELY EXPENSIVE**  
Ormond Beach
-  **LEAST AFFORDABLE**  
New Smyrna Beach

#### MARKET TRENDS IMPROVING AFFORDABILITY

- ✓ Inventory has increased across much of Volusia County.
- ✓ Homes are taking longer to sell, giving buyers more negotiating power.
- ✓ Price appreciation has slowed, and some neighborhoods have experienced modest price declines.
- ✓ Sellers are increasingly offering concessions such as closing-cost assistance and mortgage-rate buydowns.



#### THE BOTTOM LINE

Volusia County offers something for everyone. If affordability is your priority, Deltona, Edgewater, and portions of Daytona Beach provide the most value. If coastal living and walkability are your goals, New Smyrna Beach delivers an unmatched lifestyle—at a premium.

*Let's find the right place for your next move!*



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