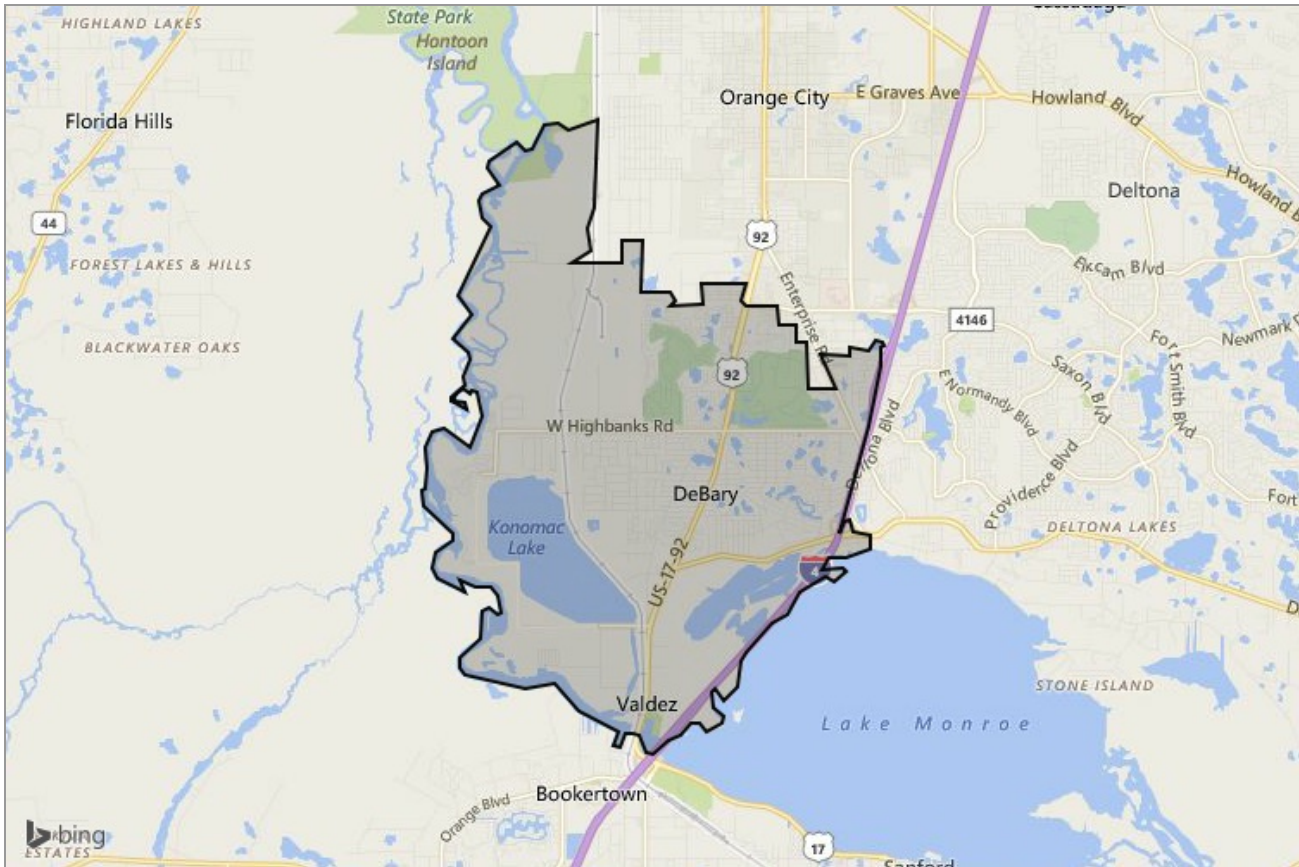


MARKET ACTIVITY REPORT

Debary, FL 32713



Presented by

DAWN WATERS

Florida Real Estate License: BK3206453



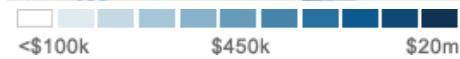
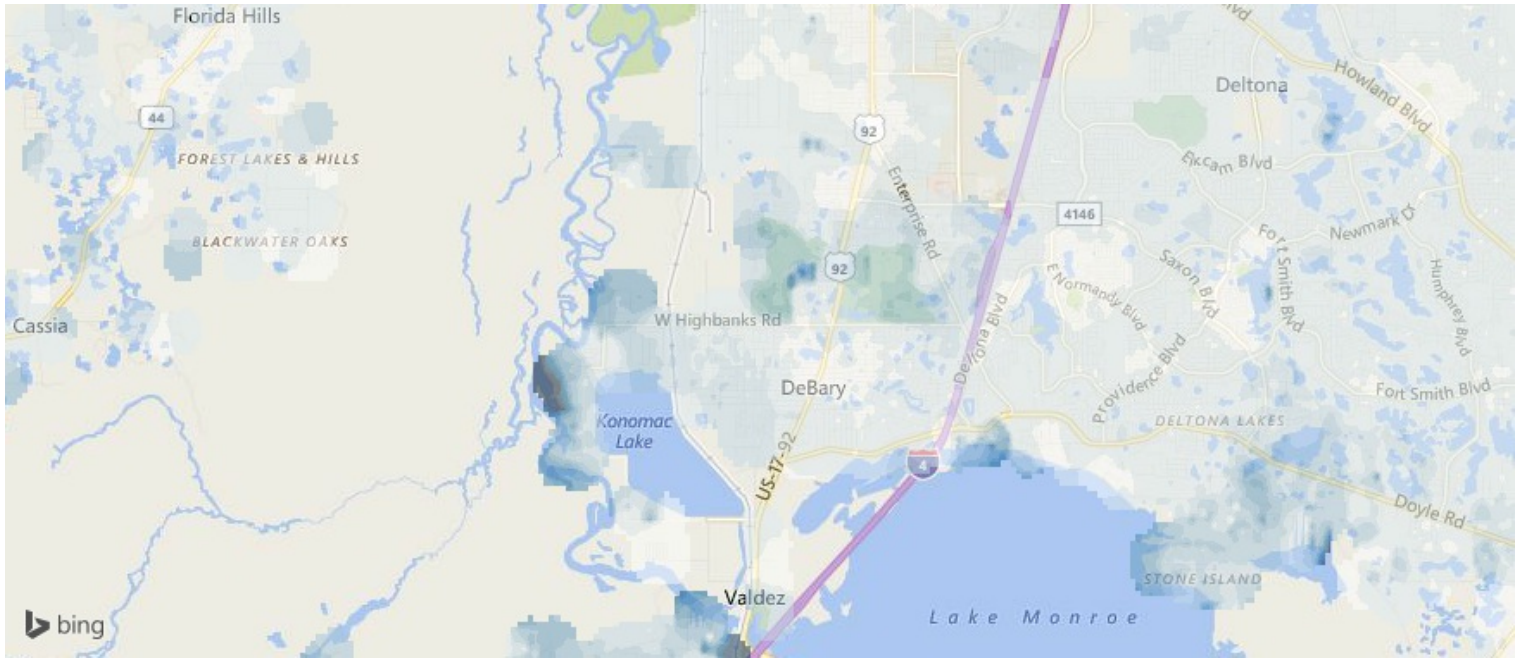
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MCBRIDE REALTY GROUP LLC
15 S Charles Richard Beall Blvd
Debary, FL 32713

DeBary, FL 32713

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: April 14, 2015 vs. April 14, 2016

Median Est. Home Value

\$182K

Up 11.4%

Median Est. Listing Price

\$210K

Up 12.3%

Median Days in RPR

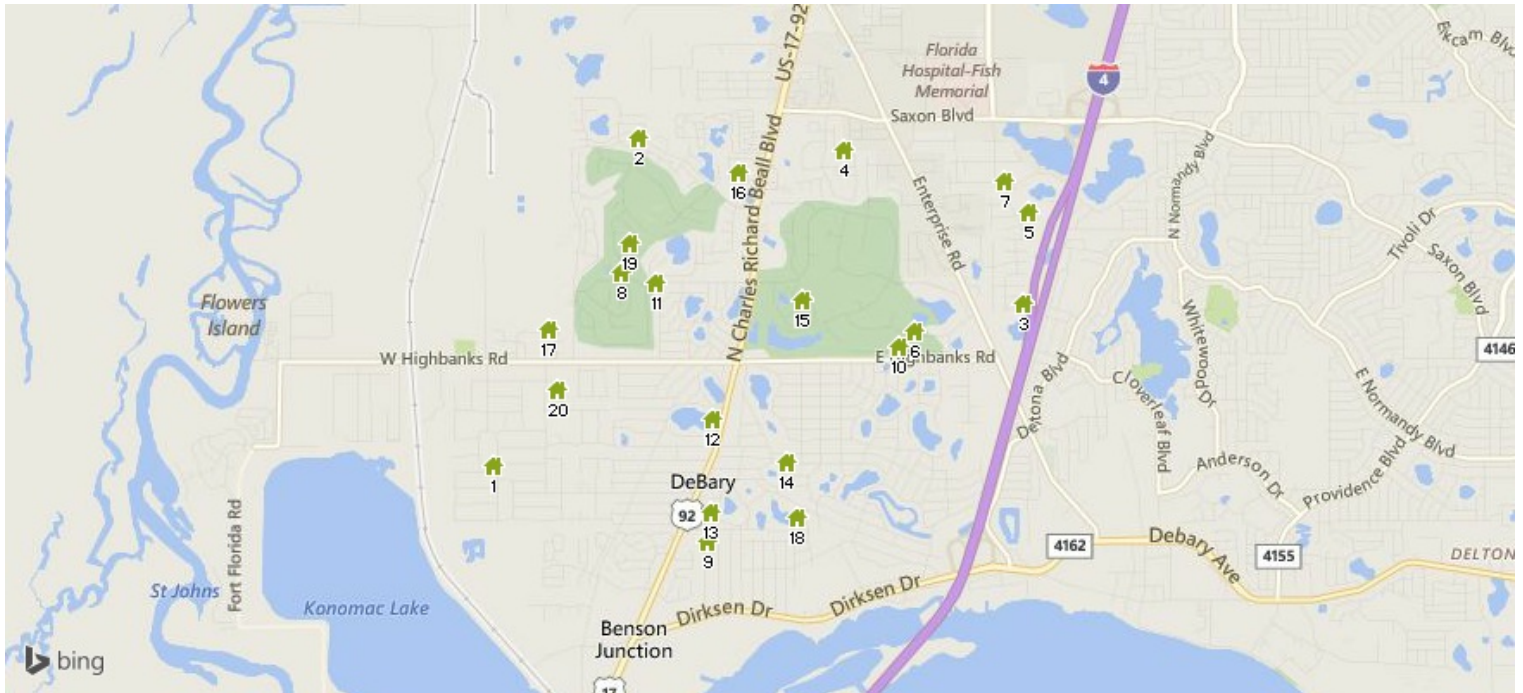
87

Down -16.3%




Sales Volume

39






Down -22%








Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 4/12/2016, MLS Listing O5348757, 2/21/2015 MLS ID: O5348757</p> <p>120 Wilson Rd</p> <p>Single Family 4/3 3,229 sq ft 63,450 1993 4/12/2016 \$280,000 \$87</p> <p>Back on Market. Excellent opportunity to own this updated home in DeBary. This 4/3 pool home sits on almost 1.5 acres with a large circular driveway. Upgrades include; new drywall and paint, new cabinetry topped with granite countertops, new flooring and stainless steel appliance package for the kitchen. Large deck surrounds the open pool that has been fenced in. Handicap accessible.</p> <p><i>Courtesy of GUARDIAN AMERICAN REALTY LLC</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 4/12/2016, MLS Listing O5314353, 8/19/2014 MLS ID: O5314353</p> <p>438 Foxhill Dr</p> <p>Single Family 3/2 1,766 sq ft 7,920 1999 4/12/2016 \$205,000 \$116</p> <p>Florida living at its finest! Beautifully maintained pond front home with large screened 12 x 40 lanai located in the gated community of Fairway Hills at DeBary Golf & Country Club. 3 bedrooms and 2 baths with amenities to include: tile roof, New AC, tray ceilings, intercom, plantation shutters, crown molding, all appliances, alarm system, termite bond and 2 car garage. Open floor plan that is light and bright with formal living and dining rooms, kitchen with plenty of cabinets & counter space and breakfast bar, nook and family room overlooking the large screened lanai and private pond. DeBary Golf & Country Club offers golf, tennis or social memberships. Convenient to I-4, The New Sunrail Station, shopping, A+ rated schools, 40 minutes to East Coast beaches or downtown Orlando and 15 minutes to the Lake Mary/Heathrow corporate corridor.</p> <p><i>Courtesy of COLDWELL BANKER RESIDENTIAL RE</i></p>								
 <p>3 RECENTLY SOLD • Sold Date: 4/7/2016, MLS Listing O5411786, 1/2/2016 MLS ID: O5411786</p> <p>517 Hufford Dr</p> <p>Single Family 3/2 2,165 sq ft 52,972 1997 4/7/2016 \$262,000 \$121</p> <p>Single family ranch style home. Beautiful design, features open concept great room with formal living room. Huge master suite, French doors open to covered patio. Over-sized master bath has 67 x 33 inch garden soaker tub, shower, water closet, his and her vanities. Porcelain tile throughout kitchen and indoor laundry area. Wood floors throughout living areas and bedrooms. Bathrooms are tiled. Kitchen completely updated 3 years ago with new cabinets, granite countertops, and stainless steel appliances.</p> <p><i>Courtesy of FORSALEBYOWNER.COM REFERRAL</i></p>								






Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	4	RECENTLY SOLD	Sold Date: 3/31/2016, MLS Listing O5416619, 1/26/2016 MLS ID: O5416619					
425 Woodford Dr	Single Family	4/3	3,188 sq ft	20,148	2003	3/31/2016	\$335,000	\$105
<p>Looking for a lot of space? Don't miss out, Bring the whole family! This fabulous 4 bedroom 3 bathroom home with office and loft (could be bedroom 5 & 6), 3 car garage, waterfront pool home has it all. Located on nearly a half acre lot on a cul-de-sac in the Beautiful Gated Community of Saxon Woods. This home boasts 12 ft. ceilings with a newly upgraded kitchen, hardwood floors, crown molding, plantation shutters, formal dining/ living room, a large master suite with tray ceilings, walk in closet, dual sinks, separate shower and soaking tub. Some of the resort style features include a screened lanai with in ground pool and waterfall, brick pavers, fire pit, water view, vinyl fencing with plenty of yard left to run and play. Save \$\$\$ as this home has a solar pool and solar water heater. Don't miss out!</p> <p><i>Courtesy of CRESTVIEW REALTY GROUP LLC</i></p>								
	5	RECENTLY SOLD	Sold Date: 4/4/2016, MLS Listing O5396651, 10/6/2015 MLS ID: O5396651					
625 Moss Point Cove Ct	Single Family	3/2	2,419 sq ft	15,070	1994	4/4/2016	\$267,000	\$110
<p>This gorgeous home is located in one of Debary's most sought after neighborhoods, The Landings At Summer Haven. Home is situated on a very generous lot and beautifully landscaped. The floor plan is light and bright with volume ceilings enjoy the formal split plan. Family room is complete with a wood burning fireplace. Enjoy a huge Lanai pool area for entertaining your family or guest. The large master bedroom with walk in closets huge bathroom area and fireplace. Side entree garage with screen door and automatic garage door opener garage is over sized at 25x30 825 sq feet. Convenient to everything, hospitals and retail, restaurants are just moments from your front door Current termite bond and Home warrantee</p> <p><i>Courtesy of CHARLES RUTENBERG REALTY</i></p>								
	6	RECENTLY SOLD	Sold Date: 4/6/2016, MLS Listing V4709904, 1/5/2016 MLS ID: V4709904					
215 Alexandra Woods Dr	Single Family	4/3	2,461 sq ft	23,100	1999	4/6/2016	\$288,000	\$117
<p>THIS HOME IS A MUST SEE IN GLEN ABBEY! Beautiful four bedrooms, three baths, split plan home in lovely location. Large spacious family room overlooks the pool and backyard. Large master bedroom with pool access, master bath with dual sinks and large garden tube with a separate shower. Spacious combination living/dining room. Easy access to I-4 and Sunrail station.</p> <p><i>Courtesy of BHHS THE PROPERTY PLACE</i></p>								
	7	RECENTLY SOLD	Sold Date: 4/5/2016, MLS Listing V4710278, 1/27/2016 MLS ID: V4710278					
2994 Annez Way	Single Family	3/2	1,709 sq ft	12,500	2001	4/5/2016	\$182,000	\$106
<p>DESIREABLE DEBARY LOCATION amongst higher priced homes.....you won't want to miss this 2001 built 3bdm, 2 bath home with formal living room, formal dining room, family room, spacious open kitchen with breakfast bar, inside laundry room, tiled floors throughout, vaulted ceilings, planter shelves, trussed screened patio with tiled floor, attractive brick stucco exterior, side entry 2 car garage w/electric door opener, large privacy fenced yard, nice storage shed and sprinkler system on it's own well. Fantastic location literally minutes to shopping, restaurants, hospital and interstate travel.</p> <p><i>Courtesy of CENTURY 21 CHOICE PROPERTIES</i></p>								
	8	RECENTLY SOLD	Sold Date: 4/1/2016, MLS Listing O5413221, 1/15/2016 MLS ID: O5413221					
147 Hickory Stick Ct	Single Family	4/3	3,227 sq ft	11,303	2003	4/1/2016	\$338,000	\$105
<p>If you dream of living in a beautiful, well maintained, golf course community that promotes a relaxed and easy lifestyle, DEBARY PLANTATION would be the realization of that dream! This GORGEOUS 4 bedroom, 3 full bath home with a huge BONUS ROOM and guest suite over the garage is ready to welcome its new owners. This home is made for easy entertainment with a large open floor plan and a spectacular GOURMET KITCHEN with lots of counter space, an island with sink and solid wood 42" cabinets! The triple sliders that open out to a spacious lanai with an OUTDOOR KITCHEN, a sparkling salt water, heated POOL and SPA, rich tropical landscaping and plenty of natural light throughout the home make you feel like you are on vacation year round! GRANITE counter tops, STAINLESS STEEL appliances, PLANTATION SHUTTERS throughout, VOLUME ceilings, CROWN MOLDING, a fabulous MASTER SUITE with a walk in shower and a jetted garden tub are only a few of the many special features this home offers. The Debary Golf and Country Club has activities and club memberships for all ages; in addition to the fairways and greens, there is pickle ball, tennis, a beautiful clubhouse, restaurant and bar, a gym and a pool. There is also a playground for the kiddies. Located only minutes from I-4, the new Sun Rail, a variety of shops, restaurants and good schools, you will find commuting to work, school and play is a breeze. BEAUTIFUL BEACHES are only 40 minutes away! Make an appointment to see your new home today!</p> <p><i>Courtesy of KELLER WILLIAMS HERITAGE REALT</i></p>								



Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	RECENTLY SOLD • Sold Date: 4/1/2016, MLS Listing O5419189, 2/6/2016 <i>MLS ID: O5419189</i>	Single Family	3/2	1,561 sq ft	20,000	1989	4/1/2016	\$154,000	\$99
<p>This adorable 3 bedroom, 2 bath log home has the feel of a cozy mountain log cabin while being close to the beaches of Central Florida's east coast! Imagine yourself swinging on the front porch enjoying the fresh spring air and the view of the garden or sipping hot chocolate in front of the fireplace on a cold winter night. This home features real wood floors, cathedral pine wood ceiling, wood burning fireplace, wooden decks on front, side and rear of the house, inside laundry room and a basement! There is a transferable termite bond and an alarm system. It is conveniently located near the Sunrail and Gemini Springs park. This home is truly a gem, bring your offers today!</p> <p><i>Courtesy of RE/MAX OPTIMA</i></p>									
	RECENTLY SOLD • Sold Date: 3/28/2016, MLS Listing O5410427, 12/17/2015 <i>MLS ID: O5410427</i>	Single Family	3/2	2,268 sq ft	19,500	1996	3/28/2016	\$239,000	\$105
<p>YOU WILL FALL IN LOVE WITH THIS WELL MAINTAINED BLOCK/BRICK POOL HOME ON ALMOST AN HALF ACRE IN THE SWALLOWS EAST, A BEAUTIFUL NEIGHBORHOOD LOCATED IN THE GOLF COMMUNITY OF GLEN ABBEY! THIS FORMER MODEL HAS LARGE ROOMS AND HIGH CEILINGS, WITH FORMAL DINING AND LIVING ROOMS, SPLIT BEDROOM PLAN, VERY LARGE EAT-IN KITCHEN OVERLOOKING WARM FAMILY ROOM WITH WOOD FLOORS AND A FIREPLACE FOR THOSE COZY EVENINGS! THE KITCHEN BOASTS WOOD CABINETS, BREAKFAST BAR AND BREAKFAST NOOK WITH LOADS OF WOODEN CABINETS AND COUNTERTOPS FOR ENTERTAINING. MASTER BEDROOM SUITE HAS A SITTING AREA THAT CAN BE USED FOR OFFICE OR BABY AREA. MASTER BATH INCLUDES GARDEN TUB, SEPERATE SHOWER, AND DUAL SINKS. FRENCH DOORS LEAD TO A SCREEN LANAI AND LARGE SCREEN POOL/SPA AREA. GORGEOUS FENCED BACKYARD HAS A PRIVATE GATE TO ENTER BACKYARD FOR STORAGE, ETC. TOO MANY FEATURES TO NAME, WILL SELL QUICKLY TO LUCKY BUYERS!!!! NEW ROOF 2014!</p> <p><i>Courtesy of RE/MAX CENTRAL REALTY</i></p>									
	RECENTLY SOLD • Sold Date: 3/28/2016, MLS Listing O5406676, 11/29/2015 <i>MLS ID: O5406676</i>	Single Family	3/2	1,404 sq ft	9,750	1981	3/28/2016	\$142,000	\$101
<p>Happy Holidays! Extremely WELL-MAINTAINED home with lots of extra features for your new life! OPEN FLOOR PLAN for entertaining with LARGE CLOSETS and an interior laundry room. FRESH PAINT and NEW FLOORING throughout. SCREENED IN PATIOS on both the front and rear of home to sit, relax and enjoy your BEAUTIFUL LANDSCAPING. Brand NEW ELECTRICAL PANEL. This home has a storage shed and workshop that both have existing electric and there is a dry well in the backyard. HVAC is new with HEPA filters for anyone with allergies. Seller is offering a home warranty with purchase. Hurry and call today!</p> <p><i>Courtesy of RE/MAX TOWN CENTRE</i></p>									
	RECENTLY SOLD • Sold Date: 3/22/2016, MLS Listing V4710377, 2/1/2016 <i>MLS ID: V4710377</i>	Single Family	3/1	986 sq ft	20,418	1980	3/22/2016	\$56,000	\$57
<p>INVESTOR ALERT! This DeBary LAKEFRONT home is ready and waiting. Lots of potential. Concrete block construction, Central heat and air. Quick closing possible. NOT A SHORT SALE OR BANK OWNED. Sold AS-IS.</p> <p><i>Courtesy of FAMILY REALTY OF CENTRAL FLORI</i></p>									
	RECENTLY SOLD • Sold Date: 3/23/2016, MLS Listing O5393049, 9/17/2015 <i>MLS ID: O5393049</i>	Single Family	4/2	1,640 sq ft	11,250	1954	3/23/2016	\$108,000	\$66
<p>Welcome home to this quaint and quiet DeBary bungalow! Located on an oversized lot, there are not one, but two updated homes! The main home features 2+ bedrooms and 1 bath, and the guest house features 2 bedrooms and 1 bath. Updated kitchens in both houses. The exterior has been landscaped, and both structures are in sound condition. Both have BRAND NEW ROOFS! The interiors have been updated- new flooring, counter tops, and bathrooms. This property is in move-in condition and truly a great value. Located just one mile from the new Sunrail station. There is also unlimited income-producing potential!</p> <p><i>Courtesy of CREEGAN PROPERTY GROUP</i></p>									

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	14	RECENTLY SOLD	* Sold Date: 3/17/2016, MLS Listing V4710693, 2/17/2016 MLS ID: V4710693					
8 Valencia Cir	Single Family	2/2	984 sq ft	25,384	1951	3/17/2016	\$52,000	\$53
<p>Great location on a &#xBD; acre double lot in a fantastic DeBary location. Includes an attached oversized 1 car garage plus a carport and a workshop. Seller says the roof is about 8 years old and plumbing and electrical and well are in working order, but price reflects that the house does need work and will require a cash buyer. Great investment for the right investor. Least expensive home currently on the market in DeBary and the seller is looking for offers!</p> <p style="text-align: right;"><i>Courtesy of RE/MAX ASSOC, INC</i></p>								
	15	RECENTLY SOLD	* Sold Date: 3/18/2016, MLS Listing V4709843, 1/2/2016 MLS ID: V4709843					
126 Spring Glen Dr	Single Family	4/2	2,011 sq ft	6,240	2003	3/18/2016	\$211,000	\$105
<p>Welcome to your new home! This Beautiful 4 Bedroom, 2 Bath Home is MOVE-IN-READY. This house is extra clean and very well maintained. You will see it with the first few steps through the front door. Awesome floor plan with all the goodies and updates you're wanting. Volume Ceilings add even more. Recently updated Bamboo Flooring in all Bedrooms. Great Kitchen with all appliances. 4th Bedroom/Bonus Room is accessible from both hallway and/or Master Bedroom, making it a perfect Nursery or Office right off of Master Bedroom. Owners have lived in this home since built. Sliding Glass Doors open to the large Covered and Screened Lanai where you can sit and enjoy the tranquil view of the pond behind you. Enjoy the Community Pool just a block away. Established Community located In Beautiful DeBary, FL. Easy I-4 Access and Short Trip to Beaches, SunRail, Airports, Orlando and All Attractions. Call Today Before This Home Says "SOLD" :)</p> <p style="text-align: right;"><i>Courtesy of WATSON REALTY CORP</i></p>								
	16	RECENTLY SOLD	* Sold Date: 3/17/2016, MLS Listing O5418651, 2/3/2016 MLS ID: O5418651					
26 Hollow Pine Dr	Single Family	3/2	1,967 sq ft	11,484	1994	3/17/2016	\$205,000	\$104
<p>GREAT OPPORTUNITY. Many recent improvements including a roof with radiant barrier in the attic, security system, front glass doors, exterior fountains in the front & rear, privacy fence, gas hot water heater, gas fireplace and new carpet. Home has wood laminate flooring in the family room, hallway and 2nd bedroom. Ceramic tile flooring in the kitchen & breakfast nook as well as the foyer, bathrooms and utility room. Screened lanai opens to a gas barbeque. This home is a must see with too many items to note here. For your peace of mind, 1 one year home warranty is included at closing.</p> <p style="text-align: right;"><i>Courtesy of COLDWELL BANKER RESIDENTIAL RE</i></p>								
	17	RECENTLY SOLD	* Sold Date: 3/15/2016, MLS Listing V4710128, 1/18/2016 MLS ID: V4710128					
16 Rosedown Blvd	Single Family	3/2	1,700 sq ft	17,630	1987	3/15/2016	\$190,000	\$112
<p>DeBary Plantation Community--Beautiful Quality Built 3 Bedroom 2 Bath all Brick Home with Full size 2 car garage. Well maintained inside and out, ready to move into. Open great room, formal dining area, split bedroom plan, eat in kitchen, inside laundry. Wood flooring & stained wood trim throughout with ceramic tile in all wet areas, kitchen, baths, laundry room & florida room. Florida Room has a separate cooling system, it is glassed in with thermal Pane windows for year round living. Leading out to the beautiful & tranquil fenced back yard is a Paver Stone Sun Deck, there is a fire pit and a shed and lots of natural landscaping. Newer AC 2006 & Newer Roof, all appliances in the kitchen stay, washer & dryer too! One Year Home Warranty provided to buyer by seller. Call to view this home today!</p> <p style="text-align: right;"><i>Courtesy of DEBARY REALTY</i></p>								
	18	RECENTLY SOLD	* Sold Date: 3/1/2016, MLS Listing V4710254, 1/25/2016 MLS ID: V4710254					
142 Plantation Rd	Single Family	2/1	1,092 sq ft	30,765	1966	3/1/2016	\$139,900	\$128
<p>Immaculate lakefront home, a pleasure to show. Terrazzo floors are in brand new condition, shows like a dream. Kitchen has granite counter tops and has been completely remodeled including new range and refrigerator. Newer air conditioning and windows. 75 feet of shoreline. Large screen porch with vinyl windows overlooking the long end of pond. Great View! Bedrooms offer large closets and lots of sunshine. Home is light and bright and shows great!</p> <p style="text-align: right;"><i>Courtesy of RIVER QTY REALTY OF CENT FL</i></p>								

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	19 RECENTLY SOLD • Sold Date: 3/14/2016, MLS Listing V4709505, 12/4/2015 MLS ID: V4709505							
268 Hazeltine Dr	Single Family	4/2	2,241 sq ft	10,000	2000	3/14/2016	\$310,000	\$138
<p>This wonderful family home is located in the heart of DeBary Golf & CC and has many quality features! The paved walkway leads to the beveled glass door which opens to a gorgeous great room! There are 11' ceilings with crown molding in the great room, kitchen, foyer. The dining room has beautiful coffered ceiling. The dream kitchen has exotic granite and all stainless steel appliances. The gas range is equipped with a convection oven, in addition to the oven and a griddle. No shortage of storage with a huge pantry and 42" cabinets topped with 18" cabinets. Above the fridge is a cabinet with vertical storage for baking sheets, cutting boards, trays, etc. and all lower cabinets have double full pull out shelving. Spacious master bdrm has 2 walk in closets, double windows and slider to the private lanai. The master bath boast double vanity, tiled shower, relaxing soaking tub with tiled surround, plus large linen closet. The other bedrooms are ample size and there is a desk/work station conveniently located for access to these bedrooms and 2nd bathroom. The oversized 2car garage has 18' door and a whole wall of base & upper cabinets. Lots of storage here plus pull down attic stairs to a "Florida Attic". The lanai and pool area have beautiful brick pavers as does the patio and seating wall area. You are sure to love the large fenced landscaped private back yard! See this impeccable home today! You will not be disappointed. Don't miss viewing the virtual tour! Don't miss your "second" chance!</p> <p style="text-align: center;"><i>Courtesy of THE CORNERSTONE GROUP</i></p>								
	20 RECENTLY SOLD • Sold Date: 3/11/2016, MLS Listing V4709368, 11/24/2015 MLS ID: V4709368							
30 Laurianne Rd	Single Family	3/2	1,518 sq ft	48,787	1992	3/11/2016	\$170,000	\$112
<p>Don't miss out on this gorgeous DeBary home. This home features 3 bedrooms, 2 baths, 2 car garage, a wood burning fireplace and just over 1500 sqft of living space. This home sits on just over an acre of land. Call your agent today, this home won't last long. This is a Fannie Mae HomePath property.</p> <p style="text-align: center;"><i>Courtesy of DISCOM REALTY INC</i></p>								