

Market Insight

Ormond Beach east of US1, spanning both the Halifax riverfront and the barrier island beachside, contains some of the widest price variation in the city, since a single mile can separate a modest interior condo from a multimillion dollar waterfront estate. Along the Halifax River, individual sales tell the story better than any single median: recent riverfront transactions have included a 1982 built home on Emerald Circle that sold for \$1,030,000 in March 2026, and a 1967 built home with a boat house and dock on Tiffany Circle that sold for \$1,375,000 in April 2026, both well above the citywide Ormond Beach median. Riverfront lots along North Halifax Drive have shown a median asking price near \$895,000, though on thin, slow moving inventory averaging 343 days on market.

On the beachside, oceanfront and near oceanfront condos along Ocean Shore Boulevard show a wide corridor of pricing, generally running from roughly \$275,000 for older, smaller one and two bedroom units up to \$700,000 to \$850,000 or more for larger, updated three bedroom units in buildings like Capriana. Citywide oceanfront condo data from August 2026 put the overall median closer to \$387,000, with an average price near \$310 per square foot and homes averaging 166 days on market. HOA fees for these buildings typically run \$600 to \$1,000 or more a month, and buyers should budget for milestone inspection and structural reserve requirements on the area's older 1970s and 1980s built towers.

For buyers, this stretch offers two very different plays: a riverfront single family home with boat access on the mainland side of A1A, or an oceanfront or near oceanfront condo on the barrier island itself, each with its own cost structure. River lots and homes tend to carry higher purchase prices but lower ongoing association costs, while beachside condos offer lower entry prices but higher monthly HOA and insurance costs, especially in older buildings.

For sellers, the wide dispersion in both riverfront and beachside pricing means condition, building age, floor level, and water frontage type all matter more here than any single blended average. A well maintained, updated unit in a newer building or a riverfront home with real dock access can command a significant premium over a comparable property that lacks those features.

Because this corridor blends high value riverfront estates with a wide range of condo product along the coast, pulling current MLS comps segmented by exact location, building, and water access remains especially important to pricing accurately here.

Local Flavor

Ormond Beach east of US1 spans two very different waterfronts: the Halifax River on the mainland side and the Atlantic Ocean along the barrier island, connected by the Granada Bridge.

On the river side, John Anderson Drive and the historic Riverside Drive corridor offer a scenic, tree canopied route past century old oaks and grand riverfront homes, with the Ormond Beach Historic District, the Casements, and the Ormond Memorial Art Museum and Gardens all sitting close to the water. Rockefeller Gardens and the nearby Fortunato Park give residents and visitors green space right along the river.

On the beachside, Ormond Beach's stretch of A1A stays quieter and less commercial than Daytona Beach to the south, with a mix of oceanfront condos, small motels, and beach access points rather than a dense boardwalk district. Ormond Beach's Sun Splash Park and several public beach approaches give both residents and day visitors easy access to the sand.

Dining and shopping on this side of the city concentrate along Granada Boulevard near the bridge, where a mix of local restaurants, boutiques, and everyday retail bridge the gap between the river and the beach. A short drive in either direction connects residents to the broader Ormond Beach and Daytona Beach dining and shopping scene.

Schools fall under Volusia County Schools. For buyers, this stretch of Ormond Beach offers a rare combination: historic riverfront estates with boat access on one side, and a quieter, less crowded stretch of oceanfront within a few minutes drive on the other, appealing to buyers who want water access without committing to just one type of waterfront.