

Market Insight

Ormond by the Sea sits on the barrier island north of Ormond Beach, a narrow strip under half a mile wide between the Atlantic Ocean and the Halifax River. Pricing estimates vary widely by source and by measurement window. Redfin's November 2025 data showed a median sale price near \$394,000, up about 19.5 percent year over year, with price per square foot near \$275, though that reading was based on only 10 closings. A broader June 2026 snapshot pulled from live MLS data put the median closer to \$290,000 on 12 recent closings, with homes averaging 225 days on market and about 2 months of supply. Zip level data for 32176, which includes areas beyond Ormond by the Sea itself, showed an April 2026 median sale price of \$410,000, with 229 homes sold and 150 active listings. Given how small the sample size gets at the neighborhood level, these figures should be read as directional rather than precise.

Pricing here breaks into three rough tiers depending on location and condition. Interior single family cottages and ranches a few blocks off the water, along with resale low rise condos, generally run from about \$265,000 to \$288,000. Updated single family homes a short walk from the sand typically land between \$288,000 and \$325,000. Direct oceanfront homes and properties fronting the Halifax River command the highest premiums, often ranging from \$325,000 well into the \$600,000s depending on exposure, elevation, and storm history. Most of the housing stock was built between 1940 and 1999, and the majority of homes carry no HOA.

For buyers, Ormond by the Sea offers a rare mix of direct beach access and relatively low density, without the high rise condo towers found elsewhere on the coast. Carrying costs vary significantly by tier, so buyers should budget separately for flood insurance and windstorm coverage given the barrier island location, and should factor in longer average days on market when planning a purchase timeline. For sellers, the wide range in reported days on market, from as fast as 54 days to well over 200 depending on the source and season, suggests pricing to condition and exact location matters more here than following a single citywide trend.

Because sample sizes are small and figures swing meaningfully between sources and reporting periods, pulling current MLS comps segmented by exact block and water exposure remains especially important when pricing property in Ormond by the Sea.

Local Flavor

Ormond by the Sea sits on the barrier island directly north of Ormond Beach, a quiet residential strip bordered by the Atlantic Ocean on one side and the Halifax River on the other.

Its standout feature is North Peninsula State Park, a protected stretch of undeveloped coastline that offers hiking trails, a boardwalk to the beach, and some of the least crowded sand in the area. Unlike the boardwalk and high rise district to the south in Daytona Beach, this stretch of A1A stays low key, with beach access points, walkovers, and small public parking areas scattered along Ocean Shore Boulevard rather than a concentrated commercial strip.

On the river side, John Anderson Drive offers a scenic, tree canopied alternative route lined with older homes and glimpses of the Halifax River, popular with cyclists and residents out for an evening drive. A handful of small marinas and private docks dot this side of the peninsula, giving river access to residents without a dedicated public boat ramp in the immediate area.

Dining and shopping stay minimal within Ormond by the Sea itself, with most residents heading south into Ormond Beach or across the Granada Bridge for restaurants, groceries, and everyday retail along Granada Boulevard and US1. That short drive keeps the immediate area quiet and largely residential, which is part of the draw for people choosing to live here.

Schools fall under Volusia County Schools. For buyers, Ormond by the Sea's appeal centers on low density, direct beach access, and a slower pace: uncrowded sand, a protected state park, and a peaceful residential feel that sets it apart from the busier, more commercial beachside districts to the south.