

Market Insight

West Ormond Beach along State Road 40 near I-95 is home to several established, tree covered communities including The Trails, Plantation Oaks, and Hunter's Ridge. Pricing varies widely across these neighborhoods depending on age, size, and subdivision. Hunter's Ridge, the largest of the three with more than 1,300 homes across 11 subdivisions, shows a wide range of recent readings: Homes.com's May 2026 data put the median sale price near \$537,000, while a broader trailing 12 month figure from the same source showed \$510,000, down about 17 percent year over year. Live MLS data pulled in mid 2026 showed a lower median near \$410,000 for the neighborhood's older sections built in the mid 1970s, up about 6.5 percent year over year, with 110 days on market and a sale to list ratio near 95 percent.

Plantation Oaks, a newer single family and townhome community in the same corridor, shows a more affordable and consistent picture, with 48 homes sold over the past year at an average price near \$372,500 and about \$149 per square foot, moving in a median of 61 days with a 99 percent list to sell ratio. A separate, unrelated 55 plus manufactured home community sharing the Plantation Oaks name sits nearby, with homes priced from roughly \$220,000 to \$350,000, offering an even more affordable option for buyers willing to consider a land lease community.

The Trails rounds out the corridor with a mix of older, established single family homes generally priced from the high \$200,000s to the low \$400,000s, depending on lot size and whether the home sits in the North Forty or South Forty sections. Across all three communities, the wide range in reported medians reflects real differences in home age, lot size, and renovation status rather than a single unified submarket.

For buyers, this corridor offers some of the more affordable family sized housing in Ormond Beach, with typical carrying costs on a median priced home running well below what buyers would pay closer to the beach or in Plantation Bay, after factoring in Volusia County's roughly 19.2 mill property tax rate and homestead exemption. For sellers, the wide spread in per square foot and days on market figures across these neighborhoods means pricing to the specific subdivision and home age matters more than following a single citywide average.

Because Hunter's Ridge, Plantation Oaks, and The Trails each contain multiple distinct sections with different build years and price points, pulling current MLS comps segmented by subdivision remains especially important to pricing accurately in this part of west Ormond Beach.

Local Flavor

West Ormond Beach along State Road 40 near I-95 is home to a cluster of established, tree covered communities including The Trails, Plantation Oaks, and Hunter's Ridge, set apart from the coast by a quieter, more suburban feel.

Hunter's Ridge is the standout for amenities, spanning more than 1,300 homes across 11 subdivisions with over 20 lakes, three homeowners associations, and access to a 2,200 acre nature preserve for hiking and horseback riding. Residents also have access to pools, tennis, and pickleball courts scattered throughout the community, giving it a resort like feel despite sitting inland from the beach.

Plantation Oaks and The Trails offer a quieter, more traditional neighborhood feel, with mature trees, sidewalks, and a mix of starter and mid sized family homes. The nearby 55 plus Plantation Oaks manufactured home community adds an active adult option to the corridor, with its own clubhouse and social calendar geared toward retirees.

Dining and shopping stay centered along State Road 40 and the nearby Interstate 95 interchange, with everyday retail, grocery stores, and restaurants a short drive away rather than within walking distance. Downtown Ormond Beach and the beach sit roughly 12 miles east, keeping this corridor a practical, car dependent option rather than a walkable one.

Schools fall under Volusia County Schools. For buyers, this stretch of west Ormond Beach appeals to families and retirees looking for value, established neighborhoods, and easy interstate access, trading beachside walkability and golf course amenities for more affordable, spacious housing set among mature trees and nearby nature preserves.