

Market Insight

The LPGA Boulevard corridor is Daytona Beach's fastest-growing west-side submarket, anchored by LPGA International, Mosaic, and the I-95 gateway area. LPGA International's median sale price sits at \$371K to \$393K over the trailing 12 months, down roughly 3 to 13% year-over-year as a wave of new-construction inventory has pulled some demand toward newer product, with homes averaging 73 to 80 days on market. Mosaic, the newer master-planned development on the corridor, shows a median sale price near \$678K (\$274/sq ft) as of July 2026, with homes averaging 111 days on market and roughly 5.3 months of supply, a buyer-leaning read, though builder-quoted pricing for new custom homes starts in the \$500s, which sets a lower floor for future phases. Builders including D.R. Horton and ICI Homes remain active in the corridor, meaning inventory here includes both resale and new-construction comps trading side by side, so price-per-square-foot comparisons need to account for build year and finish level rather than a single blended average.

For buyers, months-of-supply data suggests more negotiating leverage in newer sections like Mosaic than in established LPGA International, where tighter resale supply and steady demand keep days-on-market shorter. For sellers, well-priced homes in LPGA International's established phases continue to move at a competitive pace despite new supply nearby, while Mosaic sellers should expect asking prices to be tested against recent per-square-foot comps given the active buyer's-market conditions. Because builder incentives, phase-specific pricing, and resale comps shift block to block along this corridor, tracking live MLS data rather than city-wide averages is essential to pricing accurately here.

Local Flavor

The LPGA corridor blends golf, retail, and resort-style living into one of Daytona Beach's most amenity-rich pockets. LPGA International anchors the area with two 4-Star-rated championship golf courses, the Legends Course and the Champions Course, along with a fully stocked golf shop and PGA/LPGA professional staff, drawing both serious golfers and casual residents alike. Just off I-95, Tanger Outlets offers nearly 80 stores including recognizable brands like Nike, Kate Spade, T.J. Maxx, and Under Armour, alongside the adjacent Tomoka Town Center, home to PopStroke, the Tiger Woods-co-owned mini-golf and dining venue featuring a pair of 18-hole courses with fairways, roughs, and bunkers, plus a full-service restaurant, ice cream parlor, and family-friendly outdoor games like cornhole and foosball. Local dining favorites include Stonewood Grill & Tavern for surf and turf and waterside happy hours, and Tiano's wood-fired pizza at ONE DAYTONA, the retail-dining-entertainment complex directly across from Daytona International Speedway that also hosts car shows, art festivals, and live music throughout the year.

The corridor is also home to Latitude Margaritaville, a 55-plus Jimmy Buffett-themed community by Minto Communities sitting directly across from LPGA International, offering attached villas and single-family homes just off I-95. Its own Publix-anchored Latitude Landings plaza lets residents golf-cart to shop and dine without ever leaving the neighborhood. For families, the area falls within the Volusia County School District, with private options like Father Lopez Catholic High School nearby, plus easy access to parks, Votran public transit along LPGA Boulevard, Interstate 95, and Daytona State College. Between championship golf, resort-style retail, mini-golf entertainment, and a growing mix of family and 55-plus communities, the LPGA corridor offers a lifestyle-driven alternative to both beachside and traditional mainland living, a strong selling point for buyers weighing amenities alongside affordability.