

Market Insight

North Port Orange sits along Ridgewood Avenue and Nova Road in western Volusia County, bordering Daytona Beach and South Daytona within zip code 32129. Pricing estimates vary by source and measurement method: Redfin's zip level data shows a median sale price of \$285,000 over the three months ending April 2026, up about 1.7 percent year over year, with price per square foot near \$192. A broader trailing twelve month read from local brokerage MaxLife Realty puts the median closer to \$307,000, up nearly 6 percent, with homes selling in about 37 days at roughly 98 percent of asking price. Individual neighborhoods vary within that range. Willow Run's median sale price sits near \$257,000 over the past three months, down almost 11 percent year over year, while Brandy Hills, Town Park, and Southwinds trend somewhat higher given larger lots and proximity to City Center. Homes here are moving quickly by metro standards, averaging 33 to 61 days on market depending on the source, with roughly 3.7 months of inventory pointing to a market favoring sellers.

For buyers, North Port Orange offers solid value close to Daytona Beach, with typical carrying costs near \$1,900 a month at 7 percent and 20 percent down, after factoring in Volusia County's roughly 19.2 mill tax rate and homestead exemption. Neighborhoods like Willow Run and Brandy Hills tend to run at the more affordable end, while Town Park and Southwinds carry a modest premium for newer homes and larger lots.

For sellers, roughly 3.7 months of inventory and a 98 percent list to sell ratio point to real leverage right now, particularly for updated homes in established neighborhoods. Well priced listings in Willow Run and Brandy Hills continue to move quickly given limited supply.

Given the spread between \$257,000 in Willow Run and \$307,000 across the broader zip code, and how much pricing varies by specific neighborhood here, pulling current MLS comps by subdivision rather than relying on a single zip wide average is especially important in North Port Orange.

Local Flavor

North Port Orange sits along Ridgewood Avenue and Nova Road in western Volusia County, bordering Daytona Beach and South Daytona in zip code 32129.

Its standout feature is Willow Run Park, a 10 acre facility jointly operated by the city and Volusia County Schools next to Horizon Elementary, offering tennis courts, open fields, and the city's organized tennis leagues. Nearby, established neighborhoods like Willow Run, Brandy Hills, and Town Park give the area a quiet, close knit feel with tree lined streets and easy access to nearby parks and playgrounds. Residents are also close to Port Orange City Center, which includes a library, a YMCA, sports fields, and walking trails, giving the neighborhood a genuine hub for community life.

Dining runs along Nova Road and Ridgewood Avenue rather than a dense commercial core. Longtime local spots like Giuseppes Steel City Pizza and China Star sit alongside a mix of family style restaurants and casual coffee shops scattered along the corridor.

Shopping stays practical rather than flashy, with everyday retail at Dunlawton Square and along Nova Road covering day to day needs. Larger shopping centers, dining, and entertainment sit just a short drive south along Dunlawton Avenue, or north toward Daytona Beach. Beyond the parks and commercial corridors, the area is mostly older, established residential streets built through the 1970s and 1980s, giving North Port Orange a settled, classic Florida character.

Schools fall under Volusia County Schools, with Brandy Hills and Willow Run zoned for Horizon Elementary, Silver Sands Middle, and Atlantic High School. For buyers, North Port Orange's appeal centers on affordability, genuine green space, and location: real parks in Willow Run and Town Park, practical local dining and shopping, and quick access to everything Daytona Beach and Port Orange have to offer, without the newer, pricier price tags found closer to the west side corridor.