

Market Insight

North Ormond Beach's Plantation Bay corridor sits along US1 and Old Dixie Highway toward the Volusia and Flagler county line, built around the guarded Plantation Bay Golf and Country Club. Pricing estimates vary widely by source and by which side of the county line is measured. Homes.com's June 2026 data for the Ormond Beach side puts the median sale price near \$610,000, with an average sale price near \$639,000 and price per square foot near \$269. A broader trailing 12 month read from the same source showed a median closer to \$620,000, up about 24 percent year over year. On the Flagler County side, centered on Bunnell, data from August 2026 showed a lower median sale price near \$589,000, down about 4 percent year over year, with 112 days on market and roughly 5 months of supply. Townhomes trade in a separate, more affordable tier, with recent medians ranging from roughly \$295,000 to \$412,000 depending on age and section.

Plantation Bay's housing stock spans homes built from the late 1980s through new construction still underway today, most by ICI Homes. Traditional styles with tile roofs and stucco exteriors dominate, with custom estates lining the fairways and more modest homes and townhomes set back from the golf course. HOA fees range widely, from roughly \$70 to \$500 a month depending on section and amenities, and buyers should confirm which villages carry mandatory social or golf membership.

For buyers, the spread between the low \$300,000s for townhomes and well over \$1,000,000 for custom estates means the right price point depends heavily on which section and amenity package fits. Days on market sitting in the 110 to 115 day range across most reports points to a market that rewards patience rather than urgency. For sellers, a sale to list ratio near 94 percent on the Flagler side suggests some room for negotiation, so pricing close to recent per square foot comps matters more than chasing last year's numbers, especially after a sharper price correction in several sections last year.

Because Plantation Bay spans two counties, several distinct villages, and a wide range of home ages and price points, pulling current MLS comps segmented by section and county remains especially important to pricing accurately here.

Local Flavor

North Ormond Beach's Plantation Bay corridor sits along US1 and Old Dixie Highway near the Volusia and Flagler county line, a guard gated master planned community built around championship golf.

Its standout feature is Plantation Bay Golf and Country Club, offering multiple championship courses along with a clubhouse, pools, tennis, and pickleball. Members and residents can choose from full golf, social, or fitness only memberships, giving flexibility depending on how involved a household wants to be in the club scene. Fairway and lake view homesites give many properties direct sightlines to the course.

Dining and daily amenities center on the clubhouse itself, along with a scattering of everyday retail along US1 toward Ormond Beach and Palm Coast. Residents typically drive a short distance south into Ormond Beach's Granada corridor or north into Palm Coast for larger grocery stores, restaurants, and shopping centers, since the community itself stays largely residential and golf focused.

The location gives residents flexibility between two markets. Downtown Ormond Beach and the beach sit a short drive south, while Palm Coast's retail corridors and I-95 access sit close by to the north, making Plantation Bay a practical base for commuters or retirees who want quick access in both directions without living directly in either city center.

Schools fall under Volusia County Schools or Flagler County Schools depending on which side of the line a home sits. For buyers, Plantation Bay's appeal centers on golf, gated privacy, and flexible access: championship courses, a resort style clubhouse, and a location that keeps both Ormond Beach and Palm Coast within easy reach.