

Market Insight

Westport Spruce Creek sits in southwest Port Orange, roughly zip code 32128, tucked between Taylor Road and I-95 along the Spruce Creek waterway. Pricing estimates vary by source and measurement method: Zillow's typical home value for the zip sits at \$436,651, about 4.5 percent above the Florida average. Spruce Creek Fly-In carries a median asking price near \$410,000, with about 4 months of supply and homes going under contract in roughly 82 days. Waters Edge runs higher, with a trailing twelve month median sale price near \$500,000 according to Homes.com, while current active listings show a median list price closer to \$500,000 and an average price near \$230 per square foot. Broader Spruce Creek area listings, which include newer gated developments like Sanctuary on Spruce Creek and Sabal Creek, show pending sales at a median of \$524,000. Homes here are moving at a moderate pace, generally 60 to 130 days on market depending on the specific community and price point.

For buyers, the corridor spans a wide range, from Fly-In hangar homes with private runway access to newer construction in Waters Edge and Sabal Creek. Typical carrying costs on a median priced Waters Edge home run near \$3,400 a month at 7 percent and 20 percent down, after factoring in Volusia County's roughly 19.2 mill tax rate and homestead exemption, plus a modest mandatory HOA. That premium buys larger lots, newer construction, and proximity to Cypress Head Golf Club and I-95.

For sellers, months of supply near 4 across the corridor points to a fairly balanced market, though pricing has softened from 2025 peaks in several communities. Well positioned homes near the golf course or with lake views continue to command a premium over comparable inland listings.

Given the spread between \$410,000 in Spruce Creek Fly-In and \$524,000 across broader Spruce Creek pending sales, and how much pricing varies between individual gated communities, pulling current MLS comps by specific neighborhood remains essential to pricing accurately here.

Local Flavor

Westport Spruce Creek sits in southwest Port Orange, connected to I-95 via Taylor Road, with the Spruce Creek waterway winding through gated communities and championship golf.

Its standout feature is Cypress Head Golf Club, voted Best Golf Course in Volusia County every year since 2009 and open to non-residents. The private Spruce Creek Fly-In takes things a step further, with its own airstrip and taxiways running past hangar homes, a rare amenity that draws pilots and non-pilots alike. Newer developments like Waters Edge and Sabal Creek add resort style entrances, lakes, and fountains throughout the corridor.

Dining stays low key and spread across Dunlawton Avenue and Taylor Road rather than a single walkable strip. Longtime favorites include Aunt Catfish's on the River for waterfront seafood, Our Deck Down Under beneath the Dunlawton Bridge for sunsets and dolphins, and Tiki Docks for casual dockside fare. Everyday coffee shops and family style spots round out the corridor closer to home. Shopping centers on Dunlawton Avenue and the Pavilion at Port Orange nearby give residents easy access to groceries, retail, and big box stores without straying far from the neighborhood.

Activities lean toward the outdoors here. Doris Leeper Spruce Creek Preserve and Buschman Park offer hiking trails and natural Florida scenery, while Gamble Place Historic District adds a slice of local history just north of the corridor. The upcoming Pioneer Trail and I-95 interchange promises to bring even more commercial growth to the area in the coming years.

Schools fall under Volusia County Schools, with much of the corridor zoned for Cypress Creek Elementary, Creekside Middle, and Spruce Creek High. For buyers, Westport Spruce Creek's appeal centers on golf, gated privacy, and outdoor access: championship courses, newer construction, nearby preserves, and quick highway access that set it apart from Port Orange's older, more central neighborhoods.