

Market Insight

Central and East Port Orange, zip code 32127, sits along Dunlawton Avenue and the Halifax River between US1 and I-95. Pricing estimates vary by source and measurement method: Redfin's zip level data shows a median sale price of \$375,000 in March 2026, down 6.3 percent year over year, with price per square foot near \$238. Realtytrac reports a similar median sales price of \$379,000 across 916 active listings, while current new listings carry a higher median price near \$399,000 with 106 days on market. Individual neighborhoods vary within that range. Countryside's median list price sits lower, near \$343,000, with homes moving quickly at a median of 25 days, while Fox Run and Tree Top trend closer to the broader zip average given their central location and mix of home ages. Homes across the area are moving at a moderate pace, averaging 25 to 106 days on market depending on the specific neighborhood and listing type.

For buyers, Central and East Port Orange offers a practical middle ground between South Daytona's affordability and the newer Spruce Creek corridor, with typical carrying costs near \$2,500 a month at 7 percent and 20 percent down, after factoring in Volusia County's roughly 19.2 mill tax rate and homestead exemption. Countryside in particular offers established amenities like a pool, tennis courts, and clubhouse at a comparatively accessible price point.

For sellers, the wide range between Countryside's faster, lower priced sales and higher priced new listings elsewhere in the zip code shows real variation by neighborhood and condition. Well priced, updated homes in established communities like Fox Run and Tree Top continue to draw steady interest.

Given the spread between \$343,000 in Countryside and \$399,000 across new zip wide listings, and how much days on market varies by neighborhood, pulling current MLS comps by specific subdivision rather than relying on a single zip wide average is especially important in Central and East Port Orange.

Local Flavor

Central and East Port Orange sits along Dunlawton Avenue and the Halifax River, connected to the beachside by the Dunlawton Bridge, with US1 running through the historic heart of the city.

Its standout feature is Riverwalk Park, a shaded stretch of green space along the Halifax River that gives residents walking paths and water views just steps from City Center. Nearby, the Port Orange City Center Municipal Complex anchors civic life with a library, city hall, and open green space, while Dunlawton Sugar Mill Gardens adds historic sugar mill ruins and botanical trails just west of the river. To the south, Rose Bay offers another stretch of protected water along South Ridgewood Avenue, where Rose Bay Watersports rents kayaks, paddleboards, and pedal boats for exploring the mangrove lined shoreline, with the Hidden Treasure Tiki Bar and Grill sitting right on the water for a meal afterward.

Dining and shopping run along Dunlawton Avenue and South Ridgewood Avenue rather than a single walkable strip. Waterfront favorites like Aunt Catfish's on the River and Our Deck Down Under serve seafood with river views, while Genoveses Italian Cafe and Jimmy Hula's add casual, everyday options closer to City Center. Everyday retail sits at Dunlawton Square and along Nova Road, with larger shopping centers and the Pavilion at Port Orange just a short drive south.

Beyond the riverfront and City Center corridor, the area is a mix of older established neighborhoods and moderately priced newer construction, with Countryside offering its own pool, tennis courts, and clubhouse amenities within the community. Schools fall under Volusia County Schools. For buyers, Central and East Port Orange's appeal centers on riverfront access, walkable civic space, and everyday convenience: genuine green space at Riverwalk Park, water recreation on Rose Bay, local dining along Dunlawton Avenue, and a central position between the beach and I-95 that sets it apart from both the older mainland and the newer west side corridor.