

Market Insight

Daytona Beach's beachside area, zip code 32118, spans the barrier island from Daytona Beach Shores north through the Boardwalk district. Pricing estimates vary by source and measurement method: RealtyTrac puts the median sales price at \$334,059, with 1,106 of the area's roughly 1,723 total properties currently listed, a healthy inventory level that gives buyers real options without signaling oversupply. Redfin's condo specific data shows a lower median listing price of \$282,000 across 584 active condo listings, with homes averaging 127 days on market. Zillow's citywide Daytona Beach average sits lower still at \$259,418, down about 8.2 percent year over year, though that figure blends mainland and beachside inventory together, so it understates true beachside pricing. Single family list prices have ticked up modestly week over week, near 1.93 percent, while condo list prices have moved up more noticeably, around 9.38 percent, suggesting condo demand has been a bit more active lately, possibly tied to seasonal interest in turnkey, low maintenance units.

For buyers, the split between condo and single family pricing means the right property type depends heavily on lifestyle and budget. Typical carrying costs on a median priced single family home run near \$2,230 a month at 7 percent and 20 percent down, after factoring in Volusia County's roughly 19.2 mill property tax rate and homestead exemption, though condo buyers should budget separately for HOA dues and building specific insurance on top of their mortgage payment.

For sellers, this points to a market where well positioned listings, especially updated condos, are seeing real momentum, while single family homes remain a stable, steadily appreciating option. Pricing to condition and unit type matters more here than in most inland submarkets.

As always with beachside real estate, factoring in flood zone status and windstorm insurance early helps avoid surprises later, and pulling current MLS comps segmented by property type rather than relying on a single blended average is especially important in a market this mixed.

Local Flavor

Daytona Beach's beachside sits on the barrier island in eastern Volusia County, with the Atlantic Ocean on one side and the Halifax River on the other, connected to the mainland by several bridges including Main Street.

Its standout feature is the Daytona Beach Pier, also called the Main Street Pier, which has stood at the base of Main Street since 1925. The pier remains open daily for fishing, sightseeing, and beachfront dining, and it anchors a walkable stretch of landmarks that make this one of Florida's most recognizable coastal destinations. Just north sits the Daytona Beach Boardwalk, with arcade games, casual dining, shops, and direct beach access. The historic Bandshell hosts free concerts from May through September, and fireworks light up the boardwalk every Saturday night from Memorial Day through Labor Day.

Entertainment options extend well beyond the boardwalk itself. Daytona Lagoon, a family waterpark and entertainment center, sits just across the street, while Screamer's Park to the south offers thrill rides including a 365 foot Slingshot that runs year round. Together these attractions give the area a level of year round activity that few Florida beach towns can match, drawing both full time residents and seasonal visitors back season after season.

A short walk or drive inland, Main Street serves as the beachside's cultural core. Boot Hill Saloon, local breweries, and a steady lineup of restaurants line the street, ranging from casual seafood shacks to riverside dining spots overlooking the Halifax River.

The beach itself remains the star of the neighborhood. Wide, hard packed sand has long made Daytona Beach famous both for relaxing and for driving directly onto the shore in designated areas, a rare feature among Florida beaches that continues to draw visitors from around the country.

Schools fall under Volusia County Schools. For buyers, Daytona beachside's appeal centers on walkability and entertainment: an iconic pier, a lively boardwalk, family friendly attractions, and a compact Main Street corridor, all within easy reach of wide, drivable sand that keeps this stretch of coastline in constant demand.