

February 2017

Charlotte County, FL

Sold Summary

	Feb 2017	Feb 2016	% Change		
Sold Dollar Volume	\$97,490,459	\$82,095,605	18.75%		
Avg Sold Price	\$225,672	\$202,206	11.60%		
Median Sold Price	\$181,750	\$167,000	8.83%		
Units Sold	432	406	6.40%		
Avg Days on Market	74	70	5.71%		
Avg List Price for Solds	\$234,913	\$210,726	11.48%		
Avg SP to OLP Ratio	93.7%	93.8%	-0.09%		
Ratio of Avg SP to Avg OLP	93.3%	93.6%	-0.31%		
Attached Avg Sold Price	\$230,728	\$177,498	29.99%		
Detached Avg Sold Price	\$224,573	\$207,265	8.35%		
Attached Units Sold	73	69	5.80%		
Detached Units Sold	358	337	6.23%		

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Feb 2017	Feb 2016	% Change		
Active Listings	2,497	2,322	7.54%		
New Listings	744	804	-7.46% 52.17%		
New Under Contracts	595	391			
New Pendings	653	680	-3.97%		
All Pendings	886	897	-1.23%		

Financing (Sold)

Assumption	8
Cash	232
Conventional	119
FHA	39
Other	13
Owner	1
VA	20

Days on Market (Sold)

0 9 1 to 10 9 11 to 20 4 21 to 30 3 1 to 60 7 61 to 90 5	7
11 to 20 4 21 to 30 3 31 to 60 7 61 to 90 5	9
21 to 30 3 31 to 60 7 61 to 90 5	
31 to 60 7 61 to 90 5	3
61 to 90 5	_
	1
01 to 100	9
91 to 120	3
121 to 180 4	1
181 to 360	9
361 to 720 1	1
721+)

Sold Detail Active Detail

	2 or	2 or Less BR		3 BR		4 or More BR			Active Listings	
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	SFH/Villa	Cnd/Coop/TH
< \$50,000	1	0	0	0	0	0	1	2	2	5
\$50K to \$99,999	20	14	10	0	1	0	7	52	33	73
\$100K to \$124,999	21	13	11	0	0	0	3	48	47	23
\$125K to \$149,999	15	8	16	1	1	0	6	47	104	38
\$150K to \$199,999	18	3	61	2	9	0	4	97	269	86
\$200K to \$249,999	5	8	40	3	6	0	3	65	325	44
\$250K to \$299,999	6	2	25	2	5	0	0	41	275	47
\$300K to \$399,999	3	4	28	3	4	0	0	42	312	78
\$400K to \$499,999	0	2	6	1	3	0	0	12	178	36
\$500K to \$599,999	2	1	2	2	3	0	0	10	107	20
\$600K to \$799,999	0	1	6	0	1	1	0	9	96	19
\$800K to \$999,999	0	0	0	1	2	0	0	3	56	7
\$1,000,000+	0	1	1	0	2	0	0	4	86	9
Total	91	57	206	15	37	1	24	432	1,890	485
Avg Sold Price	\$152,458	\$194,278	\$237,804	\$342,953	\$391,239	\$625,000	\$127,510	\$225,672		
Prev Year - Avg Sold Price	\$129,163	\$171,742	\$233,238	\$198,218	\$318,096	\$0	\$91,100	\$202,206		
Avg Sold % Change	18.04%	13.12%	1.96%	73.02%	22.99%	0.00%	39.97%	11.60%		
Prev Year - # of Solds	84	54	213	15	25	0	15	406		