

May 2017

Charlotte County, FL

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$143,982,447	\$128,330,630	12.20%
Avg Sold Price	\$233,359	\$218,621	6.74%
Median Sold Price	\$195,000	\$177,500	9.86%
Units Sold	617	587	5.11%
Avg Days on Market	72	81	-11.11%
Avg List Price for Solds	\$242,183	\$227,117	6.63%
Avg SP to OLP Ratio	93.5%	93.9%	-0.47%
Ratio of Avg SP to Avg OLP	93.1%	93.3%	-0.13%
Attached Avg Sold Price	\$195,260	\$224,732	-13.11%
Detached Avg Sold Price	\$241,534	\$215,523	12.07%
Attached Units Sold	109	102	6.86%
Detached Units Sold	508	484	4.96%

- 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

	May 2017	May 2016	% Change
Active Listings	2,113	2,026	4.29%
New Listings	634	559	13.42%
New Under Contracts	622	381	63.25%
New Pending	682	656	3.96%
All Pending	847	923	-8.23%

Financing (Sold)

Assumption	8
Cash	262
Conventional	227
FHA	60
Other	25
Owner	0
VA	35

Days on Market (Sold)

0	27
1 to 10	105
11 to 20	61
21 to 30	56
31 to 60	127
61 to 90	76
91 to 120	51
121 to 180	62
181 to 360	37
361 to 720	13
721+	1

Sold Detail

	2 or Less BR		3 BR		4 or More BR		All		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	2	0	0	0	0	2	5	0	3
\$50K to \$99,999	13	29	8	1	0	0	14	65	32	62
\$100K to \$124,999	19	13	14	1	1	0	6	54	36	28
\$125K to \$149,999	29	13	26	2	1	0	4	75	73	44
\$150K to \$199,999	25	11	70	2	10	0	4	122	241	75
\$200K to \$249,999	3	4	67	4	14	0	0	92	270	40
\$250K to \$299,999	6	6	51	2	9	0	1	75	225	35
\$300K to \$399,999	4	6	49	6	9	0	0	74	270	69
\$400K to \$499,999	0	2	19	2	3	0	0	26	137	26
\$500K to \$599,999	0	0	8	0	2	0	0	10	85	18
\$600K to \$799,999	0	0	5	1	4	0	0	10	93	13
\$800K to \$999,999	0	1	2	0	2	0	0	5	40	7
\$1,000,000+	0	0	0	1	3	0	0	4	68	6
Total	100	87	319	22	58	0	31	617	1,570	426
Avg Sold Price	\$151,024	\$159,176	\$255,800	\$337,955	\$390,734	\$0	\$107,547	\$233,359		
Prev Year - Avg Sold Price	\$146,324	\$186,386	\$238,379	\$324,295	\$306,737	\$417,000	\$99,141	\$218,621		
Avg Sold % Change	3.21%	-14.60%	7.31%	4.21%	27.38%	0.00%	8.48%	6.74%		
Prev Year - # of Solds	99	77	289	20	55	5	41	587		

Active Detail