

July 2017
Charlotte County, FL

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$108,843,045	\$98,984,884	9.96%
Avg Sold Price	\$223,039	\$203,254	9.73%
Median Sold Price	\$195,000	\$174,900	11.49%
Units Sold	488	487	0.21%
Avg Days on Market	78	84	-7.14%
Avg List Price for Solds	\$232,441	\$210,438	10.46%
Avg SP to OLP Ratio	93.0%	93.3%	-0.31%
Ratio of Avg SP to Avg OLP	92.4%	92.6%	-0.24%
Attached Avg Sold Price	\$184,592	\$186,558	-1.05%
Detached Avg Sold Price	\$227,624	\$206,264	10.36%
Attached Units Sold	52	70	-25.71%
Detached Units Sold	436	416	4.81%

- 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

	Jul 2017	Jul 2016	% Change
Active Listings	1,838	1,829	0.49%
New Listings	430	542	-20.66%
New Under Contracts	481	333	44.44%
New Pending	536	595	-9.92%
All Pending	715	851	-15.98%

Financing (Sold)

Assumption	6
Cash	185
Conventional	182
FHA	73
Other	17
Owner	0
VA	25

Days on Market (Sold)

0	17
1 to 10	105
11 to 20	48
21 to 30	42
31 to 60	72
61 to 90	55
91 to 120	56
121 to 180	43
181 to 360	37
361 to 720	10
721+	3

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	3	1	0	0	0	3	8	0	0
\$50K to \$99,999	15	13	7	0	0	0	11	46	29	55
\$100K to \$124,999	19	6	11	1	0	0	3	40	30	28
\$125K to \$149,999	19	5	20	1	2	0	3	50	64	44
\$150K to \$199,999	24	7	65	3	6	0	2	107	188	68
\$200K to \$249,999	6	1	60	3	15	0	0	85	236	37
\$250K to \$299,999	2	1	41	2	14	0	1	61	212	41
\$300K to \$399,999	4	1	40	0	9	0	0	54	238	57
\$400K to \$499,999	0	1	14	1	4	0	0	20	122	20
\$500K to \$599,999	0	0	5	1	3	0	0	9	70	14
\$600K to \$799,999	0	1	3	0	0	0	0	4	76	10
\$800K to \$999,999	0	0	0	1	2	0	0	3	38	5
\$1,000,000+	0	0	0	0	1	0	0	1	59	5
Total	90	39	267	13	56	0	23	488	1,362	384
Avg Sold Price	\$148,362	\$146,072	\$245,959	\$300,154	\$321,688	\$0	\$95,913	\$223,039		
Prev Year - Avg Sold Price	\$139,350	\$166,405	\$226,619	\$232,875	\$260,390	\$340,000	\$100,500	\$203,254		
Avg Sold % Change	6.47%	-12.22%	8.53%	28.89%	23.54%	0.00%	-4.56%	9.73%		
Prev Year - # of Solds	97	52	267	16	41	2	11	487		

Active Detail