

August 2017
Charlotte County, FL

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$120,647,621	\$110,472,926	9.21%
Avg Sold Price	\$242,264	\$222,280	8.99%
Median Sold Price	\$200,000	\$183,000	9.29%
Units Sold	498	497	0.20%
Avg Days on Market	82	76	7.89%
Avg List Price for Solds	\$251,086	\$231,742	8.35%
Avg SP to OLP Ratio	94.0%	93.8%	0.27%
Ratio of Avg SP to Avg OLP	93.8%	92.9%	1.02%
Attached Avg Sold Price	\$231,001	\$148,764	55.28%
Detached Avg Sold Price	\$244,106	\$234,937	3.90%
Attached Units Sold	70	73	-4.11%
Detached Units Sold	428	424	0.94%

- 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

	Aug 2017	Aug 2016	% Change
Active Listings	1,735	1,782	-2.64%
New Listings	595	559	6.44%
New Under Contracts	584	329	77.51%
New Pending	636	597	6.53%
All Pending	727	806	-9.80%

Financing (Sold)

Assumption	12
Cash	195
Conventional	183
FHA	58
Other	19
Owner	0
VA	31

Days on Market (Sold)

0	21
1 to 10	90
11 to 20	67
21 to 30	40
31 to 60	72
61 to 90	49
91 to 120	39
121 to 180	65
181 to 360	43
361 to 720	11
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	1	4	0	1
\$50K to \$99,999	16	16	10	0	0	0	10	52	17	38
\$100K to \$124,999	13	7	8	0	0	0	2	30	28	28
\$125K to \$149,999	19	6	21	0	0	0	2	48	63	45
\$150K to \$199,999	22	8	73	2	3	0	0	108	169	58
\$200K to \$249,999	3	5	63	2	19	0	0	92	234	37
\$250K to \$299,999	1	3	42	2	12	1	0	61	200	43
\$300K to \$399,999	2	2	28	3	15	1	0	51	235	45
\$400K to \$499,999	2	1	14	2	3	0	0	22	123	21
\$500K to \$599,999	0	2	5	2	2	0	0	11	69	19
\$600K to \$799,999	1	1	4	0	2	0	0	8	68	9
\$800K to \$999,999	0	0	3	1	2	0	0	6	35	4
\$1,000,000+	0	0	1	1	3	0	0	5	51	4
Total	80	53	272	15	61	2	15	498	1,292	352
Avg Sold Price	\$152,355	\$171,460	\$250,227	\$432,647	\$375,977	\$296,500	\$86,193	\$242,264		
Prev Year - Avg Sold Price	\$151,317	\$129,538	\$249,216	\$237,500	\$364,498	\$0	\$107,290	\$222,280		
Avg Sold % Change	0.69%	32.36%	0.41%	82.17%	3.15%	0.00%	-19.66%	8.99%		
Prev Year - # of Solds	92	60	264	13	49	0	19	497		

Active Detail