## September 2017

Charlotte County, FL

## Sold Summary

|  | Sep 2017 | Sep 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 89,862,084$ | $\$ 97,857,587$ | $-8.17 \%$ |
| Avg Sold Price | $\$ 230,416$ | $\$ 208,652$ | $10.43 \%$ |
| Median Sold Price | $\$ 190,500$ | $\$ 185,000$ | $2.97 \%$ |
| Units Sold | 390 | 469 | $-16.84 \%$ |
| Avg Days on Market | 80 | 84 | $-4.76 \%$ |
| Avg List Price for Solds | $\$ 240,155$ | $\$ 216,727$ | $10.81 \%$ |
| Avg SP to OLP Ratio | $93.3 \%$ | $93.7 \%$ | $-0.43 \%$ |
| Ratio of Avg SP to Avg OLP | $93.5 \%$ | $94.2 \%$ | $-0.77 \%$ |
| Attached Avg Sold Price | $\$ 174,605$ | $\$ 179,118$ | $-2.52 \%$ |
| Detached Avg Sold Price | $\$ 240,563$ | $\$ 215,189$ | $11.79 \%$ |
| Attached Units Sold | 60 | 85 | $-29.41 \%$ |
| Detached Units Sold | 330 | 384 | $-14.06 \%$ |

## 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

|  | Sep 2017 | Sep 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 1,751 | 1,815 | $-3.53 \%$ |
| New Listings | 392 | 551 | $-28.86 \%$ |
| New Under Contracts | 339 | 318 | $6.60 \%$ |
| New Pendings | 364 | 521 | $-30.13 \%$ |
| All Pendings | 592 | 716 | $-17.32 \%$ |

Financing (Sold)

| Assumption | 20 |
| :--- | :---: |
| Cash | 154 |
| Conventional | 149 |
| FHA | 34 |
| Other | 13 |
| Owner | 1 |
| VA | 19 |

Days on Market (Sold)

| 0 | 17 |
| :--- | :--- |
| 1 to 10 | 93 |
| 11 to 20 | 31 |
| 21 to 30 | 27 |
| 31 to 60 | 48 |
| 61 to 90 | 48 |
| 91 to 120 | 36 |
| 121 to 180 | 45 |
| 181 to 360 | 32 |
| 361 to 720 | 12 |
| $721+$ | 1 |

## Sold Detail

Active Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH |  |  | SFH/Villa | Cnd/Coop/TH |
| < \$50,000 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 4 | 1 | 1 |
| \$50K to \$99,999 | 11 | 20 | 7 | 2 | 1 | 0 | 8 | 49 | 22 | 29 |
| \$100K to \$124,999 | 7 | 4 | 10 | 0 | 0 | 0 | 5 | 26 | 31 | 29 |
| \$125K to \$149,999 | 22 | 5 | 13 | 2 | 0 | 0 | 7 | 49 | 78 | 39 |
| \$150K to \$199,999 | 19 | 7 | 45 | 1 | 3 | 0 | 1 | 76 | 193 | 57 |
| \$200K to \$249,999 | 4 | 3 | 45 | 0 | 7 | 0 | 0 | 59 | 217 | 33 |
| \$250K to \$299,999 | 6 | 1 | 27 | 0 | 9 | 0 | 0 | 43 | 217 | 37 |
| \$300K to \$399,999 | 2 | 5 | 23 | 4 | 5 | 0 | 0 | 40 | 227 | 37 |
| \$400K to \$499,999 | 2 | 1 | 12 | 0 | 6 | 0 | 0 | 21 | 130 | 23 |
| \$500K to \$599,999 | 0 | 0 | 7 | 0 | 2 | 0 | 0 | 9 | 66 | 20 |
| \$600K to \$799,999 | 0 | 1 | 7 | 1 | 1 | 0 | 0 | 10 | 64 | 8 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 3 | 36 | 2 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 49 | 4 |
| Total | 73 | 50 | 197 | 10 | 37 | 0 | 22 | 390 | 1,331 | 319 |
| Avg Sold Price | \$165,239 | \$156,482 | \$259,714 | \$265,220 | \$364,422 | \$0 | \$108,005 | \$230,416 |  |  |
| Prev Year - Avg Sold Price | \$149,717 | \$157,968 | \$229,521 | \$268,027 | \$320,229 | \$525,000 | \$114,033 | \$208,652 |  |  |
| Avg Sold \% Change | 10.37\% | -0.94\% | 13.15\% | -1.05\% | 13.80\% | 0.00\% | -5.29\% | 10.43\% |  |  |
| Prev Year - \# of Solds | 89 | 71 | 241 | 13 | 38 | 1 | 16 | 469 |  |  |

