## January 2017

33948, Port Charlotte, FL

## Sold Summary

|  | Jan 2017 | Jan 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,275,604$ | $\$ 4,638,056$ | $35.31 \%$ |
| Avg Sold Price | $\$ 174,322$ | $\$ 159,933$ | $9.00 \%$ |
| Median Sold Price | $\$ 155,250$ | $\$ 125,500$ | $23.71 \%$ |
| Units Sold | 36 | 29 | $24.14 \%$ |
| Avg Days on Market | 58 | 50 | $16.00 \%$ |
| Avg List Price for Solds | $\$ 180,253$ | $\$ 161,359$ | $11.71 \%$ |
| Avg SP to OLP Ratio | $94.4 \%$ | $98.8 \%$ | $-4.49 \%$ |
| Ratio of Avg SP to Avg OLP | $94.0 \%$ | $98.4 \%$ | $-4.44 \%$ |
| Attached Avg Sold Price | $\$ 77,500$ | $\$ 78,000$ | $-0.64 \%$ |
| Detached Avg Sold Price | $\$ 177,089$ | $\$ 166,002$ | $6.68 \%$ |
| Attached Units Sold | 1 | 2 | $-50.00 \%$ |
| Detached Units Sold | 35 | 27 | $29.63 \%$ |

## 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

|  | Jan 2017 | Jan 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 158 | 137 | $15.33 \%$ |
| New Listings | 61 | 78 | $-21.79 \%$ |
| New Under Contracts | 53 | 39 | $35.90 \%$ |
| New Pendings | 57 | 66 | $-13.64 \%$ |
| All Pendings | 63 | 87 | $-27.59 \%$ |

Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 15 |
| FHA | 4 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 9 |
| 11 to 20 | 5 |
| 21 to 30 | 5 |
| 31 to 60 | 7 |
| 61 to 90 | 1 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 2 |
| 361 to 720 | 1 |
| $721+$ | 0 |

## Sold Detail

Active Detail

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Price Ranges | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH |  |  | SFH/Villa | Cnd/Coop/TH |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 2 |
| \$100K to \$124,999 | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 6 | 6 | 1 |
| \$125K to \$149,999 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 11 | 1 |
| \$150K to \$199,999 | 0 | 0 | 9 | 0 | 1 | 0 | 0 | 10 | 45 | 2 |
| \$200K to \$249,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 35 | 0 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 20 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 21 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Total | 8 | 1 | 25 | 0 | 2 | 0 | 0 | 36 | 152 | 6 |
| Avg Sold Price | \$107,000 | \$77,500 | \$196,004 | \$0 | \$221,000 | \$0 | \$0 | \$174,322 |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$159,933 |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 9.00\% |  |  |
| Prev Year - \# of Solds | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |  |  |

