## February 2017

33948, Port Charlotte, FL

## Sold Summary

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,673,300$ | $\$ 8,856,669$ | $-13.36 \%$ |
| Avg Sold Price | $\$ 201,929$ | $\$ 180,748$ | $11.72 \%$ |
| Median Sold Price | $\$ 153,000$ | $\$ 160,000$ | $-4.38 \%$ |
| Units Sold | 38 | 49 | $-22.45 \%$ |
| Avg Days on Market | 61 | 60 | $1.67 \%$ |
| Avg List Price for Solds | $\$ 208,493$ | $\$ 189,412$ | $10.07 \%$ |
| Avg SP to OLP Ratio | $94.3 \%$ | $93.9 \%$ | $0.43 \%$ |
| Ratio of Avg SP to Avg OLP | $94.1 \%$ | $93.1 \%$ | $1.05 \%$ |
| Attached Avg Sold Price | $\$ 119,667$ | $\$ 71,000$ | $68.55 \%$ |
| Detached Avg Sold Price | $\$ 208,980$ | $\$ 187,906$ | $11.22 \%$ |
| Attached Units Sold | 3 | 3 | $0.00 \%$ |
| Detached Units Sold | 35 | 46 | $-23.91 \%$ |

## 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

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 153 | 143 | $6.99 \%$ |
| New Listings | 53 | 73 | $-27.40 \%$ |
| New Under Contracts | 53 | 39 | $35.90 \%$ |
| New Pendings | 57 | 73 | $-21.92 \%$ |
| All Pendings | 67 | 90 | $-25.56 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 19 |
| Conventional | 10 |
| FHA | 5 |
| Other | 0 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 11 |
| 11 to 20 | 6 |
| 21 to 30 | 2 |
| 31 to 60 | 7 |
| 61 to 90 | 4 |
| 91 to 120 | 3 |
| 121 to 180 | 3 |
| 181 to 360 | 1 |
| 361 to 720 | 1 |
| $721+$ | 0 |

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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 3 |
| \$100K to \$124,999 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 6 | 1 |
| \$125K to \$149,999 | 4 | 2 | 5 | 0 | 0 | 0 | 0 | 11 | 17 | 0 |
| \$150K to \$199,999 | 3 | 0 | 9 | 0 | 0 | 0 | 0 | 12 | 36 | 2 |
| \$200K to \$249,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 28 | 0 |
| \$250K to \$299,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 16 | 0 |
| \$300K to \$399,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 26 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 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 | 11 | 3 | 21 | 0 | 3 | 0 | 0 | 38 | 147 | 6 |
| Avg Sold Price | \$128,500 | \$119,667 | \$223,252 | \$0 | \$404,167 | \$0 | \$0 | \$201,929 |  |  |
| Prev Year - Avg Sold Price | \$146,000 | \$71,000 | \$186,881 | \$0 | \$341,750 | \$0 | \$0 | \$180,748 |  |  |
| Avg Sold \% Change | -11.99\% | 68.55\% | 19.46\% | 0.00\% | 18.26\% | 0.00\% | 0.00\% | 11.72\% |  |  |
| Prev Year - \# of Solds | 14 | 3 | 28 | 0 | 4 | 0 | 0 | 49 |  |  |

