## August 2017

33948, Port Charlotte, FL

## Sold Summary

|  | Aug 2017 | Aug 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,105,900$ | $\$ 8,948,035$ | $-20.59 \%$ |
| Avg Sold Price | $\$ 222,059$ | $\$ 178,961$ | $24.08 \%$ |
| Median Sold Price | $\$ 178,500$ | $\$ 156,500$ | $14.06 \%$ |
| Units Sold | 32 | 50 | $-36.00 \%$ |
| Avg Days on Market | 69 | 60 | $15.00 \%$ |
| Avg List Price for Solds | $\$ 229,859$ | $\$ 187,632$ | $22.51 \%$ |
| Avg SP to OLP Ratio | $92.7 \%$ | $93.2 \%$ | $-0.48 \%$ |
| Ratio of Avg SP to Avg OLP | $91.5 \%$ | $94.4 \%$ | $-3.13 \%$ |
| Attached Avg Sold Price | $\$ 107,500$ | $\$ 106,667$ | $0.78 \%$ |
| Detached Avg Sold Price | $\$ 229,697$ | $\$ 183,575$ | $25.12 \%$ |
| Attached Units Sold | 2 | 3 | $-33.33 \%$ |
| Detached Units Sold | 30 | 47 | $-36.17 \%$ |

## 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 | 95 | 134 | $-29.10 \%$ |
| New Listings | 45 | 73 | $-38.36 \%$ |
| New Under Contracts | 54 | 37 | $45.95 \%$ |
| New Pendings | 58 | 74 | $-21.62 \%$ |
| All Pendings | 61 | 83 | $-26.51 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 12 |
| Conventional | 13 |
| FHA | 5 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 4 |
| 21 to 30 | 7 |
| 31 to 60 | 4 |
| 61 to 90 | 3 |
| 91 to 120 | 1 |
| 121 to 180 | 3 |
| 181 to 360 | 4 |
| 361 to 720 | 0 |
| $721+$ | 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 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 |
| \$100K to \$124,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 |
| \$125K to \$149,999 | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 6 | 13 | 6 |
| \$150K to \$199,999 | 3 | 0 | 7 | 0 | 0 | 0 | 0 | 10 | 19 | 1 |
| \$200K to \$249,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 17 | 0 |
| \$250K to \$299,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 11 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 4 | 12 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 5 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Total | 6 | 2 | 21 | 0 | 3 | 0 | 0 | 32 | 84 | 11 |
| Avg Sold Price | \$144,950 | \$107,500 | \$231,986 | \$0 | \$383,167 | \$0 | \$0 | \$222,059 |  |  |
| Prev Year - Avg Sold Price | \$137,744 | \$106,667 | \$190,560 | \$0 | \$319,750 | \$0 | \$0 | \$178,961 |  |  |
| Avg Sold \% Change | 5.23\% | 0.78\% | 21.74\% | 0.00\% | 19.83\% | 0.00\% | 0.00\% | 24.08\% |  |  |
| Prev Year - \# of Solds | 16 | 3 | 27 | 0 | 4 | 0 | 0 | 50 |  |  |

