## October 2017

33948, Port Charlotte, FL

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,579,900$ | $\$ 8,745,601$ | $-24.76 \%$ |
| Avg Sold Price | $\$ 173,155$ | $\$ 178,482$ | $-2.98 \%$ |
| Median Sold Price | $\$ 155,000$ | $\$ 162,000$ | $-4.32 \%$ |
| Units Sold | 38 | 49 | $-22.45 \%$ |
| Avg Days on Market | 59 | 65 | $-9.23 \%$ |
| Avg List Price for Solds | $\$ 178,346$ | $\$ 184,357$ | $-3.26 \%$ |
| Avg SP to OLP Ratio | $94.1 \%$ | $95.6 \%$ | $-1.52 \%$ |
| Ratio of Avg SP to Avg OLP | $93.3 \%$ | $94.6 \%$ | $-1.42 \%$ |
| Attached Avg Sold Price | $\$ 133,000$ | $\$ 110,750$ | $20.09 \%$ |
| Detached Avg Sold Price | $\$ 175,386$ | $\$ 181,364$ | $-3.30 \%$ |
| Attached Units Sold | 2 | 2 | $0.00 \%$ |
| Detached Units Sold | 36 | 47 | $-23.40 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- $L P=$ List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 122 | 151 | $-19.21 \%$ |
| New Listings | 66 | 64 | $3.13 \%$ |
| New Under Contracts | 59 | 35 | $68.57 \%$ |
| New Pendings | 63 | 53 | $18.87 \%$ |
| All Pendings | 65 | 55 | $18.18 \%$ |

Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 20 |
| Conventional | 8 |
| FHA | 5 |
| Other | 0 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 15 |
| 11 to 20 | 5 |
| 21 to 30 | 2 |
| 31 to 60 | 4 |
| 61 to 90 | 6 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 2 |
| $721+$ | 0 |

## 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 |
| \$100K to \$124,999 | 4 | 0 | 1 | 1 | 0 | 0 | 0 | 6 | 4 | 3 |
| \$125K to \$149,999 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 10 | 9 | 3 |
| \$150K to \$199,999 | 9 | 0 | 5 | 1 | 1 | 0 | 0 | 16 | 24 | 3 |
| \$200K to \$249,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 20 | 0 |
| \$250K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 |
| \$300K to \$399,999 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 22 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 10 | 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 | 3 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Total | 19 | 0 | 15 | 2 | 2 | 0 | 0 | 38 | 110 | 12 |
| Avg Sold Price | \$161,226 | \$0 | \$190,040 | \$133,000 | \$200,000 | \$0 | \$0 | \$173,155 |  |  |
| Prev Year - Avg Sold Price | \$134,782 | \$134,000 | \$197,406 | \$87,500 | \$181,125 | \$0 | \$0 | \$178,482 |  |  |
| Avg Sold \% Change | 19.62\% | 0.00\% | -3.73\% | 52.00\% | 10.42\% | 0.00\% | 0.00\% | -2.98\% |  |  |
| Prev Year - \# of Solds | 11 | 1 | 32 | 1 | 4 | 0 | 0 | 49 |  |  |

