## December 2017

33948, Port Charlotte, FL

## Sold Summary

|  | Dec 2017 | Dec 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 8,782,700$ | $\$ 7,800,194$ | $12.60 \%$ |
| Avg Sold Price | $\$ 219,568$ | $\$ 169,569$ | $29.49 \%$ |
| Median Sold Price | $\$ 192,000$ | $\$ 159,000$ | $20.75 \%$ |
| Units Sold | 40 | 46 | $-13.04 \%$ |
| Avg Days on Market | 48 | 45 | $6.67 \%$ |
| Avg List Price for Solds | $\$ 230,707$ | $\$ 173,583$ | $32.91 \%$ |
| Avg SP to OLP Ratio | $95.0 \%$ | $95.4 \%$ | $-0.39 \%$ |
| Ratio of Avg SP to Avg OLP | $93.3 \%$ | $94.8 \%$ | $-1.66 \%$ |
| Attached Avg Sold Price | $\$ 123,160$ | $\$ 97,167$ | $26.75 \%$ |
| Detached Avg Sold Price | $\$ 233,340$ | $\$ 174,621$ | $33.63 \%$ |
| Attached Units Sold | 5 | 3 | $66.67 \%$ |
| Detached Units Sold | 35 | 43 | $-18.60 \%$ |

## 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

|  | Dec 2017 | Dec 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 134 | 155 | $-13.55 \%$ |
| New Listings | 51 | 49 | $4.08 \%$ |
| New Under Contracts | 50 | 39 | $28.21 \%$ |
| New Pendings | 53 | 42 | $26.19 \%$ |
| All Pendings | 51 | 54 | $-5.56 \%$ |

Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 18 |
| FHA | 3 |
| Other | 2 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 13 |
| 11 to 20 | 4 |
| 21 to 30 | 3 |
| 31 to 60 | 11 |
| 61 to 90 | 2 |
| 91 to 120 | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 2 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold 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 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 7 |
| \$100K to \$124,999 | 2 | 0 | 2 | 2 | 0 | 0 | 0 | 6 | 3 | 2 |
| \$125K to \$149,999 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 5 | 15 | 4 |
| \$150K to \$199,999 | 2 | 0 | 5 | 1 | 0 | 0 | 0 | 8 | 30 | 1 |
| \$200K to \$249,999 | 2 | 0 | 7 | 0 | 1 | 0 | 0 | 10 | 18 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 15 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 25 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 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 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| Total | 10 | 2 | 23 | 3 | 2 | 0 | 0 | 40 | 120 | 14 |
| Avg Sold Price | \$152,640 | \$109,200 | \$235,674 | \$132,467 | \$610,000 | \$0 | \$0 | \$219,568 |  |  |
| Prev Year - Avg Sold Price | \$138,331 | \$97,167 | \$182,889 | \$0 | \$294,750 | \$0 | \$0 | \$169,569 |  |  |
| Avg Sold \% Change | 10.34\% | 12.38\% | 28.86\% | 0.00\% | 106.96\% | 0.00\% | 0.00\% | 29.49\% |  |  |
| Prev Year - \# of Solds | 13 | 3 | 28 | 0 | 2 | 0 | 0 | 46 |  |  |

