## October 2018

33948, Port Charlotte, FL

## Sold Summary

|  | Oct 2018 | Oct 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,778,800$ | $\$ 6,579,900$ | $18.22 \%$ |
| Avg Sold Price | $\$ 199,456$ | $\$ 173,155$ | $15.19 \%$ |
| Median Sold Price | $\$ 192,000$ | $\$ 155,000$ | $23.87 \%$ |
| Units Sold | 39 | 38 | $2.63 \%$ |
| Avg Days on Market | 67 | 59 | $13.56 \%$ |
| Avg List Price for Solds | $\$ 206,232$ | $\$ 178,346$ | $15.64 \%$ |
| Avg SP to OLP Ratio | $93.4 \%$ | $94.1 \%$ | $-0.80 \%$ |
| Ratio of Avg SP to Avg OLP | $92.6 \%$ | $93.3 \%$ | $-0.78 \%$ |
| Attached Avg Sold Price | $\$ 102,000$ | $\$ 133,000$ | $-23.31 \%$ |
| Detached Avg Sold Price | $\$ 204,724$ | $\$ 175,386$ | $16.73 \%$ |
| Attached Units Sold | 2 | 2 | $0.00 \%$ |
| Detached Units Sold | 37 | 36 | $2.78 \%$ |

## 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 2018 | Oct 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 125 | 122 | $2.46 \%$ |
| New Listings | 39 | 66 | $-40.91 \%$ |
| New Under Contracts | 30 | 59 | $-49.15 \%$ |
| New Pendings | 34 | 63 | $-46.03 \%$ |
| All Pendings | 33 | 65 | $-49.23 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 12 |
| Conventional | 22 |
| FHA | 4 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 7 |
| 11 to 20 | 4 |
| 21 to 30 | 7 |
| 31 to 60 | 6 |
| 61 to 90 | 5 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 4 |
| 361 to 720 | 0 |
| $721+$ | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| \$100K to \$124,999 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 2 | 1 |
| \$125K to \$149,999 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 4 | 8 | 3 |
| \$150K to \$199,999 | 10 | 0 | 4 | 0 | 0 | 0 | 0 | 14 | 39 | 1 |
| \$200K to \$249,999 | 1 | 0 | 10 | 0 | 1 | 0 | 0 | 12 | 29 | 0 |
| \$250K to \$299,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 8 | 0 |
| \$300K to \$399,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 3 | 19 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 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 | 0 | 0 |
| Total | 14 | 2 | 20 | 0 | 3 | 0 | 0 | 39 | 118 | 6 |
| Avg Sold Price | \$168,364 | \$102,000 | \$213,235 | \$0 | \$317,667 | \$0 | \$0 | \$199,456 |  |  |
| Prev Year - Avg Sold Price | \$161,226 | \$0 | \$190,040 | \$133,000 | \$200,000 | \$0 | \$0 | \$173,155 |  |  |
| Avg Sold \% Change | 4.43\% | 0.00\% | 12.21\% | 0.00\% | 58.83\% | 0.00\% | 0.00\% | 15.19\% |  |  |
| Prev Year - \# of Solds | 19 | 0 | 15 | 2 | 2 | 0 | 0 | 38 |  |  |

