## December 2018

33948, Port Charlotte, FL

## Sold Summary

|  | Dec 2018 | Dec 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,265,400$ | $\$ 8,782,700$ | $-28.66 \%$ |
| Avg Sold Price | $\$ 202,110$ | $\$ 219,568$ | $-7.95 \%$ |
| Median Sold Price | $\$ 170,000$ | $\$ 192,000$ | $-11.46 \%$ |
| Units Sold | 31 | 40 | $-22.50 \%$ |
| Avg Days on Market | 56 | 48 | $16.67 \%$ |
| Avg List Price for Solds | $\$ 210,974$ | $\$ 230,707$ | $-8.55 \%$ |
| Avg SP to OLP Ratio | $94.0 \%$ | $95.0 \%$ | $-1.00 \%$ |
| Ratio of Avg SP to Avg OLP | $94.0 \%$ | $93.3 \%$ | $0.77 \%$ |
| Attached Avg Sold Price | $\$ 140,500$ | $\$ 123,160$ | $14.08 \%$ |
| Detached Avg Sold Price | $\$ 206,359$ | $\$ 233,340$ | $-11.56 \%$ |
| Attached Units Sold | 2 | 5 | $-60.00 \%$ |
| Detached Units Sold | 29 | 35 | $-17.14 \%$ |

## 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 2018 | Dec 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 141 | 134 | $5.22 \%$ |
| New Listings | 37 | 51 | $-27.45 \%$ |
| New Under Contracts | 34 | 50 | $-32.00 \%$ |
| New Pendings | 38 | 53 | $-28.30 \%$ |
| All Pendings | 41 | 51 | $-19.61 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 10 |
| Conventional | 13 |
| FHA | 6 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 5 |
| 21 to 30 | 5 |
| 31 to 60 | 9 |
| 61 to 90 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 2 |
| 181 to 360 | 2 |
| 361 to 720 | 1 |
| $721+$ | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| \$100K to \$124,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| \$125K to \$149,999 | 6 | 2 | 1 | 0 | 0 | 0 | 0 | 9 | 6 | 3 |
| \$150K to \$199,999 | 2 | 0 | 7 | 0 | 0 | 0 | 0 | 9 | 50 | 1 |
| \$200K to \$249,999 | 1 | 0 | 4 | 0 | 1 | 0 | 0 | 6 | 24 | 1 |
| \$250K to \$299,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 15 | 0 |
| \$300K to \$399,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 23 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 9 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 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 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 9 | 2 | 18 | 0 | 2 | 0 | 0 | 31 | 132 | 9 |
| Avg Sold Price | \$153,778 | \$140,500 | \$224,356 | \$0 | \$281,000 | \$0 | \$0 | \$202,110 |  |  |
| Prev Year - Avg Sold Price | \$152,640 | \$109,200 | \$235,674 | \$132,467 | \$610,000 | \$0 | \$0 | \$219,568 |  |  |
| Avg Sold \% Change | 0.75\% | 28.66\% | -4.80\% | 0.00\% | -53.93\% | 0.00\% | 0.00\% | -7.95\% |  |  |
| Prev Year - \# of Solds | 10 | 2 | 23 | 3 | 2 | 0 | 0 | 40 |  |  |

