

December 2018

33948, Port Charlotte, FL

Sold Summary

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	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)

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ס	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 Active Detail

	2 or	Less BR		3 BR	4 or	More BR	AII		Active Listings	
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	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		