

# February 2019

33948, Port Charlotte, FL

### **Sold Summary**

| Cold Callillary            |                     |             |          |  |
|----------------------------|---------------------|-------------|----------|--|
|                            | Feb 2019            | Feb 2018    | % Change |  |
| Sold Dollar Volume         | \$8,247,750         | \$7,741,200 | 6.54%    |  |
| Avg Sold Price             | \$217,046           | \$234,582   | -7.48%   |  |
| Median Sold Price          | \$171,500 \$165,000 |             | 3.94%    |  |
| Units Sold                 | 38                  | 33          | 15.15%   |  |
| Avg Days on Market         | 63                  | 57          | 10.53%   |  |
| Avg List Price for Solds   | \$227,494           | \$249,139   | -8.69%   |  |
| Avg SP to OLP Ratio        | 92.5%               | 91.6%       | 1.04%    |  |
| Ratio of Avg SP to Avg OLP | 91.0%               | 90.5%       | 0.56%    |  |
| Attached Avg Sold Price    | \$112,143           | \$100,000   | 12.14%   |  |
| Detached Avg Sold Price    | \$240,734           | \$258,614   | -6.91%   |  |
| Attached Units Sold        | 7                   | 5           | 40.00%   |  |
| Detached Units Sold        | 31                  | 28          | 10.71%   |  |

### 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

|                     | Feb 2019 | Feb 2018 | % Change           |  |  |
|---------------------|----------|----------|--------------------|--|--|
| Active Listings     | 172      | 143      | 20.28%             |  |  |
| New Listings        | 58       | 65       | -10.77%<br>-56.52% |  |  |
| New Under Contracts | 30       | 69       |                    |  |  |
| New Pendings        | 33       | 75       | -56.00%            |  |  |
| All Pendings        | 43       | 91       | -52.75%            |  |  |

## Financing (Sold)

| 0  |
|----|
| 17 |
| 14 |
| 5  |
| 1  |
| 0  |
| 1  |
|    |

## Days on Market (Sold)

| ayo on markot ( |   |
|-----------------|---|
| )               | 2 |
| I to 10         | 8 |
| I1 to 20        | 4 |
| 21 to 30        | 4 |
| 31 to 60        | 5 |
| 61 to 90        | 7 |
| 91 to 120       | 2 |
| 121 to 180      | 1 |
| 181 to 360      | 3 |
| 361 to 720      | 1 |
| 721+            | 0 |
|                 |   |

## Sold Detail Active Detail

|                            | 2 or Less BR |             | 3 BR      |             | 4 or More BR |             | All        |           | 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            | 4           | 1         | 0           | 0            | 0           | 0          | 5         | 0               | 4           |
| \$100K to \$124,999        | 0            | 2           | 1         | 0           | 0            | 0           | 0          | 3         | 2               | 3           |
| \$125K to \$149,999        | 3            | 0           | 0         | 0           | 0            | 0           | 0          | 3         | 10              | 3           |
| \$150K to \$199,999        | 2            | 0           | 11        | 0           | 0            | 0           | 0          | 13        | 48              | 2           |
| \$200K to \$249,999        | 0            | 0           | 5         | 1           | 0            | 0           | 0          | 6         | 37              | 0           |
| \$250K to \$299,999        | 0            | 0           | 1         | 0           | 1            | 0           | 0          | 2         | 19              | 0           |
| \$300K to \$399,999        | 0            | 0           | 3         | 0           | 0            | 0           | 0          | 3         | 25              | 0           |
| \$400K to \$499,999        | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 1         | 12              | 0           |
| \$500K to \$599,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 2               | 0           |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 1            | 0           | 0          | 1         | 5               | 0           |
| \$800K to \$999,999        | 0            | 0           | 0         | 0           | 1            | 0           | 0          | 1         | 0               | 0           |
| \$1,000,000+               | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0         | 0               | 0           |
| Total                      | 5            | 6           | 23        | 1           | 3            | 0           | 0          | 38        | 160             | 12          |
| Avg Sold Price             | \$150,270    | \$94,167    | \$211,083 | \$220,000   | \$618,833    | \$0         | \$0        | \$217,046 |                 |             |
| Prev Year - Avg Sold Price | \$141,855    | \$100,000   | \$269,113 | \$0         | \$1,375,000  | \$0         | \$0        | \$234,582 |                 |             |
| Avg Sold % Change          | 5.93%        | -5.83%      | -21.56%   | 0.00%       | -54.99%      | 0.00%       | 0.00%      | -7.48%    |                 |             |
| Prev Year - # of Solds     | 11           | 5           | 16        | 0           | 1            | 0           | 0          | 33        |                 |             |