## February 2019

33948, Port Charlotte, FL

## Sold Summary

|  | 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 | $-10.77 \%$ |
| New Under Contracts | 30 | 69 | $-56.52 \%$ |
| New Pendings | 33 | 75 | $-56.00 \%$ |
| All Pendings | 43 | 91 | $-52.75 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 17 |
| Conventional | 14 |
| FHA | 5 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :--- |
| 1 to 10 | 8 |
| 11 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

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | AII <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 | 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 |  |  |

