April 2019
33948, Port Charlotte, FL

## Sold Summary

|  | Apr 2019 | Apr 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 9,164,000$ | $\$ 12,590,476$ | $-27.21 \%$ |
| Avg Sold Price | $\$ 208,273$ | $\$ 233,157$ | $-10.67 \%$ |
| Median Sold Price | $\$ 187,000$ | $\$ 177,000$ | $5.65 \%$ |
| Units Sold | 44 | 54 | $-18.52 \%$ |
| Avg Days on Market | 70 | 61 | $14.75 \%$ |
| Avg List Price for Solds | $\$ 217,652$ | $\$ 242,106$ | $-10.10 \%$ |
| Avg SP to OLP Ratio | $91.8 \%$ | $94.3 \%$ | $-2.71 \%$ |
| Ratio of Avg SP to Avg OLP | $91.5 \%$ | $93.7 \%$ | $-2.41 \%$ |
| Attached Avg Sold Price | $\$ 84,750$ | $\$ 134,643$ | $-37.06 \%$ |
| Detached Avg Sold Price | $\$ 214,155$ | $\$ 247,829$ | $-13.59 \%$ |
| Attached Units Sold | 2 | 7 | $-71.43 \%$ |
| Detached Units Sold | 42 | 47 | $-10.64 \%$ |

## 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

|  | Apr 2019 | Apr 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 164 | 124 | $32.26 \%$ |
| New Listings | 50 | 55 | $-9.09 \%$ |
| New Under Contracts | 60 | 63 | $-4.76 \%$ |
| New Pendings | 63 | 70 | $-10.00 \%$ |
| All Pendings | 80 | 87 | $-8.05 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 22 |
| Conventional | 14 |
| FHA | 5 |
| Other | 2 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 4 |
| 11 to 20 | 5 |
| 21 to 30 | 5 |
| 31 to 60 | 10 |
| 61 to 90 | 6 |
| 91 to 120 | 4 |
| 121 to 180 | 6 |
| 181 to 360 | 3 |
| 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 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 4 |
| \$125K to \$149,999 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 7 | 5 | 1 |
| \$150K to \$199,999 | 8 | 0 | 6 | 0 | 0 | 0 | 0 | 14 | 64 | 0 |
| \$200K to \$249,999 | 5 | 0 | 8 | 0 | 0 | 0 | 0 | 13 | 31 | 0 |
| \$250K to \$299,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 21 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 24 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 7 | 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 | 3 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 19 | 2 | 21 | 0 | 2 | 0 | 0 | 44 | 158 | 6 |
| Avg Sold Price | \$179,721 | \$84,750 | \$225,967 | \$0 | \$417,250 | \$0 | \$0 | \$208,273 |  |  |
| Prev Year - Avg Sold Price | \$142,417 | \$117,500 | \$236,466 | \$157,500 | \$569,000 | \$0 | \$0 | \$233,157 |  |  |
| Avg Sold \% Change | 26.19\% | -27.87\% | -4.44\% | 0.00\% | -26.67\% | 0.00\% | 0.00\% | -10.67\% |  |  |
| Prev Year - \# of Solds | 12 | 4 | 30 | 3 | 5 | 0 | 0 | 54 |  |  |

