

January 2020

33948, Port Charlotte, FL

Sold Summary

	Jan 2020	Jan 2019	% Change
Sold Dollar Volume	\$9,462,888	\$6,512,818	45.30%
Avg Sold Price	\$236,572	\$224,580	5.34%
Median Sold Price	\$212,450	\$210,300	1.02%
Units Sold	40	29	37.93%
Avg Days on Market	59	53	11.32%
Avg List Price for Solds	\$243,191	\$235,076	3.45%
Avg SP to OLP Ratio	94.6%	94.0%	0.58%
Ratio of Avg SP to Avg OLP	97.5%	93.5%	4.28%
Attached Avg Sold Price	\$95,500	\$115,000	-16.96%
Detached Avg Sold Price	\$243,997	\$232,697	4.86%
Attached Units Sold	2	2	0.00%
Detached Units Sold	38	27	40.74%

- 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

	Jan 2020	Jan 2019	% Change
Active Listings	107	156	-31.41%
New Listings	63	74	-14.86%
New Under Contracts	49	47	4.26%
New Pending	54	52	3.85%
All Pending	54	55	-1.82%

Financing (Sold)

Assumption	0
Cash	13
Conventional	20
FHA	5
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	9
11 to 20	4
21 to 30	4
31 to 60	8
61 to 90	4
91 to 120	3
121 to 180	4
181 to 360	2
361 to 720	0
721+	0

Sold 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	1	0	0	0	0	0	1	0	0
\$100K to \$124,999	0	1	2	0	0	0	0	3	1	2
\$125K to \$149,999	0	0	2	0	0	0	0	2	7	0
\$150K to \$199,999	4	0	5	0	3	0	0	12	27	0
\$200K to \$249,999	1	0	8	0	0	0	0	9	22	1
\$250K to \$299,999	0	0	4	0	1	0	0	5	19	0
\$300K to \$399,999	0	0	4	0	0	0	0	4	16	0
\$400K to \$499,999	0	0	2	0	1	0	0	3	3	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	4	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	2	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	3	0
Total	5	2	28	0	5	0	0	40	104	3
Avg Sold Price	\$189,928	\$95,500	\$251,570	\$0	\$255,660	\$0	\$0	\$236,572		
Prev Year - Avg Sold Price	\$184,813	\$115,000	\$235,633	\$0	\$361,667	\$0	\$0	\$224,580		
Avg Sold % Change	2.77%	-16.96%	6.76%	0.00%	-29.31%	0.00%	0.00%	5.34%		
Prev Year - # of Solds	9	2	15	0	3	0	0	29		

Active Detail