

March 2020

33948, Port Charlotte, FL

Sold Summary

	Mar 2020	Mar 2019	% Change
Sold Dollar Volume	\$9,980,700	\$6,245,049	59.82%
Avg Sold Price	\$207,931	\$195,158	6.54%
Median Sold Price	\$186,500	\$171,000	9.06%
Units Sold	48	32	50.00%
Avg Days on Market	46	66	-30.30%
Avg List Price for Solds	\$215,833	\$204,003	5.80%
Avg SP to OLP Ratio	93.7%	92.6%	1.22%
Ratio of Avg SP to Avg OLP	94.1%	92.7%	1.54%
Attached Avg Sold Price	\$139,313	\$78,167	78.22%
Detached Avg Sold Price	\$214,169	\$207,260	3.33%
Attached Units Sold	4	3	33.33%
Detached Units Sold	44	29	51.72%

- 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

	Mar 2020	Mar 2019	% Change
Active Listings	122	182	-32.97%
New Listings	59	83	-28.92%
New Under Contracts	32	67	-52.24%
New Pending	43	74	-41.89%
All Pending	44	72	-38.89%

Financing (Sold)

Assumption	0
Cash	21
Conventional	19
FHA	6
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	11
11 to 20	12
21 to 30	2
31 to 60	9
61 to 90	2
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	1	0	0	0	0	1	0	0
\$50K to \$99,999	2	0	0	0	0	0	0	2	1	2
\$100K to \$124,999	1	1	0	1	0	0	0	3	2	3
\$125K to \$149,999	2	0	2	0	0	0	0	4	8	0
\$150K to \$199,999	7	2	8	0	0	0	0	17	21	4
\$200K to \$249,999	0	0	7	0	1	0	0	8	28	0
\$250K to \$299,999	0	0	3	0	1	0	0	4	21	0
\$300K to \$399,999	1	0	4	0	2	0	0	7	16	0
\$400K to \$499,999	0	0	2	0	0	0	0	2	8	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	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	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	3	0
Total	13	3	27	1	4	0	0	48	113	9
Avg Sold Price	\$164,838	\$147,083	\$227,835	\$116,000	\$282,250	\$0	\$0	\$207,931		
Prev Year - Avg Sold Price	\$164,650	\$74,750	\$236,773	\$85,000	\$169,450	\$0	\$0	\$195,158		
Avg Sold % Change	0.11%	96.77%	-3.77%	36.47%	66.57%	0.00%	0.00%	6.54%		
Prev Year - # of Solds	10	2	17	1	2	0	0	32		

Active Detail