

April 2020

33948, Port Charlotte, FL

Sold Summary

	Apr 2020	Apr 2019	% Change
Sold Dollar Volume	\$6,375,101	\$9,164,000	-30.43%
Avg Sold Price	\$199,222	\$208,273	-4.35%
Median Sold Price	\$180,000	\$187,000	-3.74%
Units Sold	32	44	-27.27%
Avg Days on Market	28	70	-60.00%
Avg List Price for Solds	\$203,597	\$217,652	-6.46%
Avg SP to OLP Ratio	97.6%	91.8%	6.35%
Ratio of Avg SP to Avg OLP	98.8%	91.5%	8.05%
Attached Avg Sold Price	\$141,300	\$84,750	66.73%
Detached Avg Sold Price	\$205,214	\$214,155	-4.18%
Attached Units Sold	3	2	50.00%
Detached Units Sold	29	42	-30.95%

- 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 2020	Apr 2019	% Change
Active Listings	117	164	-28.66%
New Listings	45	50	-10.00%
New Under Contracts	41	60	-31.67%
New Pending	45	63	-28.57%
All Pending	47	80	-41.25%

Financing (Sold)

Assumption	0
Cash	8
Conventional	16
FHA	5
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	13
11 to 20	5
21 to 30	3
31 to 60	8
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	0
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	0	0	0	0	0	0	0	1	2
\$100K to \$124,999	1	1	0	0	0	0	0	2	1	6
\$125K to \$149,999	1	0	0	0	1	0	0	2	5	0
\$150K to \$199,999	7	2	7	0	0	0	0	16	21	3
\$200K to \$249,999	0	0	8	0	0	0	0	8	27	0
\$250K to \$299,999	0	0	1	0	0	0	0	1	20	0
\$300K to \$399,999	1	0	1	0	0	0	0	2	15	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	6	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	3	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	4	0
Total	10	3	18	0	1	0	0	32	106	11
Avg Sold Price	\$180,290	\$141,300	\$222,906	\$0	\$136,000	\$0	\$0	\$199,222		
Prev Year - Avg Sold Price	\$179,721	\$84,750	\$225,967	\$0	\$417,250	\$0	\$0	\$208,273		
Avg Sold % Change	0.32%	66.73%	-1.35%	0.00%	-67.41%	0.00%	0.00%	-4.35%		
Prev Year - # of Solds	19	2	21	0	2	0	0	44		

Active Detail