

July 2020

33948, Port Charlotte, FL

Sold Summary

	Jul 2020	Jul 2019	% Change
Sold Dollar Volume	\$14,144,770	\$8,842,378	59.97%
Avg Sold Price	\$235,746	\$215,668	9.31%
Median Sold Price	\$216,500	\$185,000	17.03%
Units Sold	60	41	46.34%
Avg Days on Market	57	76	-25.00%
Avg List Price for Solds	\$242,155	\$222,851	8.66%
Avg SP to OLP Ratio	94.8%	92.4%	2.55%
Ratio of Avg SP to Avg OLP	94.7%	91.8%	3.18%
Attached Avg Sold Price	\$114,125	\$111,500	2.35%
Detached Avg Sold Price	\$244,433	\$221,010	10.60%
Attached Units Sold	4	2	100.00%
Detached Units Sold	56	39	43.59%

- 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

	Jul 2020	Jul 2019	% Change
Active Listings	83	130	-36.15%
New Listings	50	43	16.28%
New Under Contracts	75	48	56.25%
New Pending	85	56	51.79%
All Pending	85	68	25.00%

Financing (Sold)

Assumption	0
Cash	14
Conventional	28
FHA	13
Other	2
Owner	0
VA	3

Days on Market (Sold)

0	2
1 to 10	12
11 to 20	3
21 to 30	7
31 to 60	17
61 to 90	9
91 to 120	4
121 to 180	3
181 to 360	3
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	2	0	0	0	0	0	2	0	4
\$100K to \$124,999	3	1	2	0	0	0	0	6	0	4
\$125K to \$149,999	0	0	0	0	0	0	0	0	4	7
\$150K to \$199,999	6	1	10	0	2	0	0	19	11	1
\$200K to \$249,999	2	0	9	0	1	0	0	12	21	0
\$250K to \$299,999	3	0	4	0	2	0	0	9	18	0
\$300K to \$399,999	1	0	5	0	1	0	0	7	5	0
\$400K to \$499,999	0	0	4	0	0	0	0	4	3	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	4	0
Total	15	4	35	0	6	0	0	60	67	16
Avg Sold Price	\$196,073	\$114,125	\$264,924	\$0	\$245,804	\$0	\$0	\$235,746		
Prev Year - Avg Sold Price	\$175,907	\$111,500	\$242,840	\$0	\$259,978	\$0	\$0	\$215,668		
Avg Sold % Change	11.46%	2.35%	9.09%	0.00%	-5.45%	0.00%	0.00%	9.31%		
Prev Year - # of Solds	14	2	20	0	5	0	0	41		

Active Detail