

August 2020

33948, Port Charlotte, FL

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$14,559,100	\$10,010,240	45.44%
Avg Sold Price	\$238,674	\$204,291	16.83%
Median Sold Price	\$202,000	\$195,000	3.59%
Units Sold	61	49	24.49%
Avg Days on Market	60	53	13.21%
Avg List Price for Solds	\$245,191	\$209,789	16.88%
Avg SP to OLP Ratio	95.2%	95.2%	0.04%
Ratio of Avg SP to Avg OLP	94.8%	94.7%	0.07%
Attached Avg Sold Price	\$128,875	\$103,725	24.25%
Detached Avg Sold Price	\$246,379	\$213,230	15.55%
Attached Units Sold	4	4	0.00%
Detached Units Sold	57	45	26.67%

- 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

	Aug 2020	Aug 2019	% Change
Active Listings	81	131	-38.17%
New Listings	61	46	32.61%
New Under Contracts	71	45	57.78%
New Pending	78	50	56.00%
All Pending	86	53	62.26%

Financing (Sold)

Assumption	0
Cash	25
Conventional	23
FHA	11
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	3
1 to 10	19
11 to 20	7
21 to 30	8
31 to 60	6
61 to 90	4
91 to 120	4
121 to 180	4
181 to 360	5
361 to 720	1
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	3
\$100K to \$124,999	2	1	2	0	0	0	0	5	0	2
\$125K to \$149,999	4	1	1	0	0	0	0	6	1	7
\$150K to \$199,999	6	0	10	1	0	0	0	17	18	1
\$200K to \$249,999	3	0	6	0	0	0	0	9	22	0
\$250K to \$299,999	2	0	7	0	0	0	0	9	14	0
\$300K to \$399,999	1	0	7	0	0	0	0	8	6	0
\$400K to \$499,999	0	0	3	0	0	0	0	3	2	0
\$500K to \$599,999	0	0	1	0	2	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	1	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	18	3	37	1	2	0	0	61	68	13
Avg Sold Price	\$183,183	\$107,833	\$259,278	\$192,000	\$576,500	\$0	\$0	\$238,674		
Prev Year - Avg Sold Price	\$180,988	\$75,000	\$228,356	\$113,300	\$259,498	\$0	\$0	\$204,291		
Avg Sold % Change	1.21%	43.78%	13.54%	69.46%	122.16%	0.00%	0.00%	16.83%		
Prev Year - # of Solds	17	1	24	3	4	0	0	49		

Active Detail