## October 2020

33948, Port Charlotte, FL

## Sold Summary

|  | Oct 2020 | Oct 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 11,346,211$ | $\$ 9,249,205$ | $22.67 \%$ |
| Avg Sold Price | $\$ 231,555$ | $\$ 220,219$ | $5.15 \%$ |
| Median Sold Price | $\$ 207,000$ | $\$ 193,750$ | $6.84 \%$ |
| Units Sold | 49 | 42 | $16.67 \%$ |
| Avg Days on Market | 34 | 56 | $-39.29 \%$ |
| Avg List Price for Solds | $\$ 234,859$ | $\$ 225,512$ | $4.14 \%$ |
| Avg SP to OLP Ratio | $97.9 \%$ | $94.6 \%$ | $3.51 \%$ |
| Ratio of Avg SP to Avg OLP | $97.7 \%$ | $94.6 \%$ | $3.21 \%$ |
| Attached Avg Sold Price | $\$ 106,617$ | $\$ 163,500$ | $-34.79 \%$ |
| Detached Avg Sold Price | $\$ 248,989$ | $\$ 221,603$ | $12.36 \%$ |
| Attached Units Sold | 6 | 1 | $500.00 \%$ |
| Detached Units Sold | 43 | 41 | $4.88 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- $L P=$ List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Oct 2020 | Oct 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 74 | 121 | $-38.84 \%$ |
| New Listings | 50 | 48 | $4.17 \%$ |
| New Under Contracts | 61 | 49 | $24.49 \%$ |
| New Pendings | 64 | 52 | $23.08 \%$ |
| All Pendings | 86 | 59 | $45.76 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 18 |
| Conventional | 21 |
| FHA | 7 |
| Other | 1 |
| Owner | 0 |
| VA | 2 |


| Days on Market (Sold) |
| :--- |
| 0 2 <br> 1 to 10 23 <br> 11 to 20 6 <br> 21 to 30 4 <br> 31 to 60 5 <br> 61 to 90 3 <br> 91 to 120 1 <br> 121 to 180 3 <br> 181 to 360 2 <br> 361 to 720 0 <br> $721+$ 0 |

## Active Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH |  |  | 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 | 0 |
| \$100K to \$124,999 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 1 |
| \$125K to \$149,999 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 5 | 1 | 3 |
| \$150K to \$199,999 | 8 | 0 | 4 | 0 | 0 | 0 | 0 | 12 | 18 | 2 |
| \$200K to \$249,999 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 7 | 21 | 0 |
| \$250K to \$299,999 | 2 | 0 | 10 | 0 | 0 | 0 | 0 | 12 | 14 | 0 |
| \$300K to \$399,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 6 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 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 | 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 | 5 | 0 |
| Total | 14 | 6 | 29 | 0 | 0 | 0 | 0 | 49 | 68 | 6 |
| Avg Sold Price | \$193,318 | \$106,617 | \$275,864 | \$0 | \$0 | \$0 | \$0 | \$231,555 |  |  |
| Prev Year - Avg Sold Price | \$216,580 | \$163,500 | \$211,143 | \$0 | \$280,600 | \$0 | \$0 | \$220,219 |  |  |
| Avg Sold \% Change | -10.74\% | -34.79\% | 30.65\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 5.15\% |  |  |
| Prev Year - \# of Solds | 15 | 1 | 21 | 0 | 5 | 0 | 0 | 42 |  |  |

