## February 2019

33952, Port Charlotte, FL

## Sold Summary

|  | Feb 2019 | Feb 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 11,189,929$ | $\$ 15,501,280$ | $-27.81 \%$ |
| Avg Sold Price | $\$ 155,416$ | $\$ 155,013$ | $0.26 \%$ |
| Median Sold Price | $\$ 144,900$ | $\$ 136,750$ | $5.96 \%$ |
| Units Sold | 72 | 100 | $-28.00 \%$ |
| Avg Days on Market | 51 | 62 | $-17.74 \%$ |
| Avg List Price for Solds | $\$ 163,399$ | $\$ 161,135$ | $1.41 \%$ |
| Avg SP to OLP Ratio | $92.5 \%$ | $93.3 \%$ | $-0.91 \%$ |
| Ratio of Avg SP to Avg OLP | $91.6 \%$ | $93.5 \%$ | $-2.05 \%$ |
| Attached Avg Sold Price | $\$ 69,080$ | $\$ 62,354$ | $10.79 \%$ |
| Detached Avg Sold Price | $\$ 161,859$ | $\$ 168,858$ | $-4.14 \%$ |
| Attached Units Sold | 5 | 13 | $-61.54 \%$ |
| Detached Units Sold | 67 | 87 | $-22.99 \%$ |

## Notes:

- $\mathrm{SP}=$ 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

|  | Feb 2019 | Feb 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 260 | 231 | $12.55 \%$ |
| New Listings | 120 | 124 | $-3.23 \%$ |
| New Under Contracts | 99 | 115 | $-13.91 \%$ |
| New Pendings | 113 | 122 | $-7.38 \%$ |
| All Pendings | 116 | 141 | $-17.73 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 28 |
| Conventional | 25 |
| FHA | 13 |
| Other | 1 |
| Owner | 0 |
| VA | 5 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 23 |
| 11 to 20 | 5 |
| 21 to 30 | 5 |
| 31 to 60 | 15 |
| 61 to 90 | 15 |
| 91 to 120 | 5 |
| 121 to 180 | 1 |
| 181 to 360 | 2 |
| 361 to 720 | 1 |
| $721+$ | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$50K to \$99,999 | 2 | 4 | 2 | 0 | 0 | 0 | 0 | 8 | 5 | 31 |
| \$100K to \$124,999 | 11 | 0 | 5 | 0 | 0 | 0 | 0 | 16 | 21 | 1 |
| \$125K to \$149,999 | 8 | 0 | 6 | 0 | 0 | 0 | 0 | 14 | 27 | 0 |
| \$150K to \$199,999 | 9 | 0 | 11 | 0 | 1 | 0 | 0 | 21 | 73 | 0 |
| \$200K to \$249,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 48 | 0 |
| \$250K to \$299,999 | 1 | 0 | 1 | 0 | 3 | 0 | 0 | 5 | 15 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 22 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 5 | 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 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Total | 31 | 5 | 31 | 0 | 5 | 0 | 0 | 72 | 228 | 32 |
| Avg Sold Price | \$137,561 | \$69,080 | \$166,908 | \$0 | \$281,198 | \$0 | \$0 | \$155,416 |  |  |
| Prev Year - Avg Sold Price | \$131,588 | \$62,354 | \$184,567 | \$0 | \$276,929 | \$0 | \$0 | \$155,013 |  |  |
| Avg Sold \% Change | 4.54\% | 10.79\% | -9.57\% | 0.00\% | 1.54\% | 0.00\% | 0.00\% | 0.26\% |  |  |
| Prev Year - \# of Solds | 38 | 13 | 42 | 0 | 7 | 0 | 0 | 100 |  |  |

