## May 2019

33952, Port Charlotte, FL

## Sold Summary

|  | May 2019 | May 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 18,289,931$ | $\$ 17,390,475$ | $5.17 \%$ |
| Avg Sold Price | $\$ 186,632$ | $\$ 162,528$ | $14.83 \%$ |
| Median Sold Price | $\$ 149,950$ | $\$ 155,500$ | $-3.57 \%$ |
| Units Sold | 98 | 107 | $-8.41 \%$ |
| Avg Days on Market | 69 | 45 | $53.33 \%$ |
| Avg List Price for Solds | $\$ 196,025$ | $\$ 167,336$ | $17.14 \%$ |
| Avg SP to OLP Ratio | $92.0 \%$ | $95.3 \%$ | $-3.50 \%$ |
| Ratio of Avg SP to Avg OLP | $90.2 \%$ | $94.8 \%$ | $-4.82 \%$ |
| Attached Avg Sold Price | $\$ 72,143$ | $\$ 74,992$ | $-3.80 \%$ |
| Detached Avg Sold Price | $\$ 205,713$ | $\$ 173,585$ | $18.51 \%$ |
| Attached Units Sold | 14 | 12 | $16.67 \%$ |
| Detached Units Sold | 84 | 95 | $-11.58 \%$ |

## 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

|  | May 2019 | May 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 214 | 193 | $10.88 \%$ |
| New Listings | 93 | 82 | $13.41 \%$ |
| New Under Contracts | 107 | 112 | $-4.46 \%$ |
| New Pendings | 117 | 123 | $-4.88 \%$ |
| All Pendings | 120 | 133 | $-9.77 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 44 |
| Conventional | 31 |
| FHA | 17 |
| Other | 1 |
| Owner | 0 |
| VA | 5 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 20 |
| 11 to 20 | 11 |
| 21 to 30 | 7 |
| 31 to 60 | 22 |
| 61 to 90 | 12 |
| 91 to 120 | 8 |
| 121 to 180 | 10 |
| 181 to 360 | 3 |
| 361 to 720 | 1 |
| $721+$ | 1 |

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 | 2 |
| \$50K to \$99,999 | 2 | 14 | 2 | 0 | 0 | 0 | 0 | 18 | 2 | 28 |
| \$100K to \$124,999 | 7 | 0 | 6 | 0 | 0 | 0 | 0 | 13 | 18 | 1 |
| \$125K to \$149,999 | 11 | 0 | 6 | 0 | 1 | 0 | 0 | 18 | 30 | 0 |
| \$150K to \$199,999 | 6 | 0 | 18 | 0 | 2 | 0 | 0 | 26 | 54 | 0 |
| \$200K to \$249,999 | 1 | 0 | 7 | 0 | 3 | 0 | 0 | 11 | 38 | 0 |
| \$250K to \$299,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 10 | 0 |
| \$300K to \$399,999 | 1 | 0 | 4 | 0 | 1 | 0 | 0 | 6 | 18 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 6 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 5 | 0 |
| Total | 28 | 14 | 46 | 0 | 10 | 0 | 0 | 98 | 183 | 31 |
| Avg Sold Price | \$143,673 | \$72,143 | \$211,784 | \$0 | \$351,500 | \$0 | \$0 | \$186,632 |  |  |
| Prev Year - Avg Sold Price | \$127,519 | \$74,992 | \$198,423 | \$0 | \$236,114 | \$0 | \$0 | \$162,528 |  |  |
| Avg Sold \% Change | 12.67\% | -3.80\% | 6.73\% | 0.00\% | 48.87\% | 0.00\% | 0.00\% | 14.83\% |  |  |
| Prev Year - \# of Solds | 37 | 12 | 51 | 0 | 7 | 0 | 0 | 107 |  |  |

