June 2019
33952, Port Charlotte, FL

## Sold Summary

|  | Jun 2019 | Jun 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 13,709,650$ | $\$ 10,990,479$ | $24.74 \%$ |
| Avg Sold Price | $\$ 167,191$ | $\$ 148,520$ | $12.57 \%$ |
| Median Sold Price | $\$ 156,000$ | $\$ 144,500$ | $7.96 \%$ |
| Units Sold | 82 | 74 | $10.81 \%$ |
| Avg Days on Market | 58 | 43 | $34.88 \%$ |
| Avg List Price for Solds | $\$ 171,552$ | $\$ 154,491$ | $11.04 \%$ |
| Avg SP to OLP Ratio | $95.4 \%$ | $94.1 \%$ | $1.29 \%$ |
| Ratio of Avg SP to Avg OLP | $95.1 \%$ | $94.3 \%$ | $0.92 \%$ |
| Attached Avg Sold Price | $\$ 76,579$ | $\$ 71,944$ | $6.44 \%$ |
| Detached Avg Sold Price | $\$ 182,724$ | $\$ 159,123$ | $14.83 \%$ |
| Attached Units Sold | 12 | 9 | $33.33 \%$ |
| Detached Units Sold | 70 | 65 | $7.69 \%$ |

## 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

|  | Jun 2019 | Jun 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 174 | 188 | $-7.45 \%$ |
| New Listings | 73 | 84 | $-13.10 \%$ |
| New Under Contracts | 110 | 93 | $18.28 \%$ |
| New Pendings | 122 | 110 | $10.91 \%$ |
| All Pendings | 127 | 127 | $0.00 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 23 |
| Conventional | 31 |
| FHA | 23 |
| Other | 1 |
| Owner | 0 |
| VA | 4 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 15 |
| 11 to 20 | 4 |
| 21 to 30 | 18 |
| 31 to 60 | 20 |
| 61 to 90 | 13 |
| 91 to 120 | 5 |
| 121 to 180 | 3 |
| 181 to 360 | 3 |
| 361 to 720 | 1 |
| $721+$ | 0 |

## Sold Detail

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 | 1 |
| \$50K to \$99,999 | 3 | 11 | 2 | 0 | 0 | 0 | 0 | 16 | 0 | 18 |
| \$100K to \$124,999 | 5 | 0 | 3 | 0 | 0 | 0 | 0 | 8 | 14 | 0 |
| \$125K to \$149,999 | 10 | 0 | 3 | 0 | 0 | 0 | 0 | 13 | 20 | 1 |
| \$150K to \$199,999 | 5 | 0 | 21 | 0 | 0 | 0 | 0 | 26 | 47 | 0 |
| \$200K to \$249,999 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 37 | 0 |
| \$250K to \$299,999 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 8 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 16 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 3 | 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 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Total | 23 | 12 | 46 | 0 | 1 | 0 | 0 | 82 | 154 | 20 |
| Avg Sold Price | \$129,848 | \$76,579 | \$205,309 | \$0 | \$360,000 | \$0 | \$0 | \$167,191 |  |  |
| Prev Year - Avg Sold Price | \$131,748 | \$71,944 | \$176,960 | \$0 | \$242,600 | \$0 | \$0 | \$148,520 |  |  |
| Avg Sold \% Change | -1.44\% | 6.44\% | 16.02\% | 0.00\% | 48.39\% | 0.00\% | 0.00\% | 12.57\% |  |  |
| Prev Year - \# of Solds | 30 | 9 | 32 | 0 | 3 | 0 | 0 | 74 |  |  |

