## February 2020

33952, Port Charlotte, FL

## Sold Summary

|  | Feb 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 9,174,901$ | $\$ 11,189,929$ | $-18.01 \%$ |
| Avg Sold Price | $\$ 176,440$ | $\$ 155,416$ | $13.53 \%$ |
| Median Sold Price | $\$ 151,750$ | $\$ 144,900$ | $4.73 \%$ |
| Units Sold | 52 | 72 | $-27.78 \%$ |
| Avg Days on Market | 72 | 51 | $41.18 \%$ |
| Avg List Price for Solds | $\$ 190,130$ | $\$ 163,399$ | $16.36 \%$ |
| Avg SP to OLP Ratio | $92.1 \%$ | $92.5 \%$ | $-0.44 \%$ |
| Ratio of Avg SP to Avg OLP | $88.0 \%$ | $91.6 \%$ | $-3.93 \%$ |
| Attached Avg Sold Price | $\$ 84,567$ | $\$ 69,080$ | $22.42 \%$ |
| Detached Avg Sold Price | $\$ 188,424$ | $\$ 161,859$ | $16.41 \%$ |
| Attached Units Sold | 6 | 5 | $20.00 \%$ |
| Detached Units Sold | 46 | 67 | $-31.34 \%$ |

## 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 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 219 | 260 | $-15.77 \%$ |
| New Listings | 94 | 120 | $-21.67 \%$ |
| New Under Contracts | 92 | 99 | $-7.07 \%$ |
| New Pendings | 104 | 113 | $-7.96 \%$ |
| All Pendings | 118 | 116 | $1.72 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 22 |
| Conventional | 22 |
| FHA | 3 |
| Other | 1 |
| Owner | 1 |
| VA | 3 |


| Days on Market (Sold) |
| :--- |
| 0 1 <br> 1 to 10 15 <br> 11 to 20 3 <br> 21 to 30 3 <br> 31 to 60 8 <br> 61 to 90 4 <br> 91 to 120 8 <br> 121 to 180 6 <br> 181 to 360 3 <br> 361 to 720 1 <br> $721+$ 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$50K to \$99,999 | 2 | 5 | 1 | 0 | 0 | 0 | 0 | 8 | 4 | 21 |
| \$100K to \$124,999 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 6 | 17 | 6 |
| \$125K to \$149,999 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 10 | 27 | 0 |
| \$150K to \$199,999 | 7 | 0 | 5 | 0 | 1 | 0 | 0 | 13 | 70 | 0 |
| \$200K to \$249,999 | 1 | 0 | 6 | 0 | 1 | 0 | 0 | 8 | 36 | 0 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 4 | 9 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 16 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 0 | 0 | 1 | 4 | 0 |
| Total | 22 | 6 | 18 | 0 | 6 | 0 | 0 | 52 | 192 | 27 |
| Avg Sold Price | \$135,773 | \$84,567 | \$188,917 | \$0 | \$380,000 | \$0 | \$0 | \$176,440 |  |  |
| Prev Year - Avg Sold Price | \$137,561 | \$69,080 | \$166,908 | \$0 | \$281,198 | \$0 | \$0 | \$155,416 |  |  |
| Avg Sold \% Change | -1.30\% | 22.42\% | 13.19\% | 0.00\% | 35.14\% | 0.00\% | 0.00\% | 13.53\% |  |  |
| Prev Year - \# of Solds | 31 | 5 | 31 | 0 | 5 | 0 | 0 | 72 |  |  |

