

February 2020

33952, Port Charlotte, FL

Sold Summary

Cold Cullillary				
	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:

- 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
1 to 10	15
11 to 20	3
21 to 30	3
31 to 60	8
61 to 90	4
91 to 120	8
121 to 180	6
181 to 360	3
361 to 720	1
721+	0

Active Detail

Sold Detail

	2 or	Less BR	:	3 BR	4 or More BR		4 or More BR		All		Activ	e Listings
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	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%				

31

5

31

0

0

0

72

Prev Year - # of Solds