

March 2020

33952, Port Charlotte, FL

Sold Summary

	Mar 2020	Mar 2019	% Change
Sold Dollar Volume	\$14,207,503	\$14,572,754	-2.51%
Avg Sold Price	\$171,175	\$171,444	-0.16%
Median Sold Price	\$156,000	\$152,000	2.63%
Units Sold	83	85	-2.35%
Avg Days on Market	52	56	-7.14%
Avg List Price for Solds	\$174,204	\$177,934	-2.10%
Avg SP to OLP Ratio	96.0%	92.2%	4.19%
Ratio of Avg SP to Avg OLP	96.9%	91.8%	5.56%
Attached Avg Sold Price	\$86,290	\$73,200	17.88%
Detached Avg Sold Price	\$182,803	\$177,584	2.94%
Attached Units Sold	10	5	100.00%
Detached Units Sold	73	80	-8.75%

- 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

	Mar 2020	Mar 2019	% Change
Active Listings	230	241	-4.56%
New Listings	102	107	-4.67%
New Under Contracts	80	127	-37.01%
New Pendings	94	136	-30.88%
All Pendings	105	148	-29.05%

Financing (Sold)

Assumption	0
Cash	22
Conventional	28
FHA	25
Other	1
Owner	1
VA	6

Days on Market (Sold)

0	2
1 to 10	25
11 to 20	10
21 to 30	7
31 to 60	14
61 to 90	11
91 to 120	3
121 to 180	6
181 to 360	4
361 to 720	1
721+	0

Sold Detail

	2 or Less BR		3 BR		4 or More BR		All		Active 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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	2	8	0	0	0	0	0	10	4	27
\$100K to \$124,999	6	2	1	0	0	0	0	9	11	7
\$125K to \$149,999	11	0	5	0	0	0	0	16	29	0
\$150K to \$199,999	15	0	11	0	2	0	0	28	65	0
\$200K to \$249,999	1	0	10	0	2	0	0	13	42	0
\$250K to \$299,999	0	0	2	0	1	0	0	3	13	0
\$300K to \$399,999	0	0	2	0	0	0	0	2	13	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	7	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	4	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	35	10	33	0	5	0	0	83	196	34
Avg Sold Price	\$144,963	\$86,290	\$219,091	\$0	\$208,180	\$0	\$0	\$171,175		
Prev Year - Avg Sold Price	\$129,712	\$73,200	\$200,296	\$0	\$258,589	\$0	\$0	\$171,444		
Avg Sold % Change	11.76%	17.88%	9.38%	0.00%	-19.49%	0.00%	0.00%	-0.16%		
Prev Year - # of Solds	34	5	36	0	10	0	0	85		

Active Detail