

April 2020

33952, Port Charlotte, FL

Sold Summary

	Apr 2020	Apr 2019	% Change
Sold Dollar Volume	\$8,884,076	\$18,151,312	-51.06%
Avg Sold Price	\$153,174	\$166,526	-8.02%
Median Sold Price	\$146,500	\$159,900	-8.38%
Units Sold	58	109	-46.79%
Avg Days on Market	49	56	-12.50%
Avg List Price for Solds	\$156,812	\$172,076	-8.87%
Avg SP to OLP Ratio	94.9%	93.2%	1.80%
Ratio of Avg SP to Avg OLP	95.0%	93.0%	2.15%
Attached Avg Sold Price	\$88,983	\$75,450	17.94%
Detached Avg Sold Price	\$160,580	\$175,725	-8.62%
Attached Units Sold	6	10	-40.00%
Detached Units Sold	52	99	-47.47%

- 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

	Apr 2020	Apr 2019	% Change
Active Listings	217	223	-2.69%
New Listings	78	94	-17.02%
New Under Contracts	79	104	-24.04%
New Pending	84	116	-27.59%
All Pending	111	125	-11.20%

Financing (Sold)

Assumption	0
Cash	15
Conventional	21
FHA	14
Other	1
Owner	0
VA	7

Days on Market (Sold)

0	1
1 to 10	19
11 to 20	9
21 to 30	3
31 to 60	8
61 to 90	3
91 to 120	6
121 to 180	8
181 to 360	1
361 to 720	0
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	5	2	0	0	0	0	9	6	30
\$100K to \$124,999	10	1	2	0	0	0	0	13	13	6
\$125K to \$149,999	2	0	6	0	1	0	0	9	28	1
\$150K to \$199,999	8	0	7	0	3	0	0	18	52	0
\$200K to \$249,999	0	0	5	0	0	0	0	5	38	0
\$250K to \$299,999	0	0	3	0	0	0	0	3	14	0
\$300K to \$399,999	0	0	1	0	0	0	0	1	11	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	6	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	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	3	0
\$1,000,000+	0	0	0	0	0	0	0	0	4	0
Total	22	6	26	0	4	0	0	58	180	37
Avg Sold Price	\$131,242	\$88,983	\$182,806	\$0	\$177,475	\$0	\$0	\$153,174		
Prev Year - Avg Sold Price	\$147,363	\$75,450	\$206,822	\$0	\$183,750	\$0	\$0	\$166,526		
Avg Sold % Change	-10.94%	17.94%	-11.61%	0.00%	-3.41%	0.00%	0.00%	-8.02%		
Prev Year - # of Solds	51	10	46	0	2	0	0	109		

Active Detail