July 2020
33952, Port Charlotte, FL

## Sold Summary

|  | Jul 2020 | Jul 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 18,832,791$ | $\$ 12,616,850$ | $49.27 \%$ |
| Avg Sold Price | $\$ 186,463$ | $\$ 157,711$ | $18.23 \%$ |
| Median Sold Price | $\$ 165,000$ | $\$ 143,500$ | $14.98 \%$ |
| Units Sold | 101 | 80 | $26.25 \%$ |
| Avg Days on Market | 65 | 52 | $25.00 \%$ |
| Avg List Price for Solds | $\$ 192,323$ | $\$ 164,060$ | $17.23 \%$ |
| Avg SP to OLP Ratio | $94.8 \%$ | $94.1 \%$ | $0.82 \%$ |
| Ratio of Avg SP to Avg OLP | $94.5 \%$ | $93.9 \%$ | $0.58 \%$ |
| Attached Avg Sold Price | $\$ 81,215$ | $\$ 71,495$ | $13.60 \%$ |
| Detached Avg Sold Price | $\$ 202,011$ | $\$ 171,455$ | $17.82 \%$ |
| Attached Units Sold | 13 | 11 | $18.18 \%$ |
| Detached Units Sold | 88 | 69 | $27.54 \%$ |

## 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

|  | Jul 2020 | Jul 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 136 | 173 | $-21.39 \%$ |
| New Listings | 85 | 82 | $3.66 \%$ |
| New Under Contracts | 115 | 88 | $30.68 \%$ |
| New Pendings | 128 | 100 | $28.00 \%$ |
| All Pendings | 149 | 115 | $29.57 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 29 |
| Conventional | 34 |
| FHA | 26 |
| Other | 3 |
| Owner | 0 |
| VA | 9 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 32 |
| 11 to 20 | 12 |
| 21 to 30 | 7 |
| 31 to 60 | 14 |
| 61 to 90 | 8 |
| 91 to 120 | 7 |
| 121 to 180 | 11 |
| 181 to 360 | 8 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 13 | 3 | 18 |
| \$100K to \$124,999 | 5 | 2 | 1 | 0 | 1 | 0 | 0 | 9 | 4 | 4 |
| \$125K to \$149,999 | 10 | 0 | 4 | 0 | 0 | 0 | 0 | 14 | 13 | 3 |
| \$150K to \$199,999 | 8 | 0 | 22 | 0 | 1 | 0 | 0 | 31 | 26 | 0 |
| \$200K to \$249,999 | 2 | 0 | 13 | 0 | 3 | 0 | 0 | 18 | 25 | 0 |
| \$250K to \$299,999 | 0 | 0 | 6 | 0 | 2 | 0 | 0 | 8 | 13 | 0 |
| \$300K to \$399,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 9 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 8 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Total | 27 | 13 | 53 | 0 | 8 | 0 | 0 | 101 | 111 | 25 |
| Avg Sold Price | \$146,005 | \$81,215 | \$215,945 | \$0 | \$298,722 | \$0 | \$0 | \$186,463 |  |  |
| Prev Year - Avg Sold Price | \$126,549 | \$71,495 | \$216,461 | \$0 | \$258,000 | \$0 | \$0 | \$157,711 |  |  |
| Avg Sold \% Change | 15.37\% | 13.60\% | -0.24\% | 0.00\% | 15.78\% | 0.00\% | 0.00\% | 18.23\% |  |  |
| Prev Year - \# of Solds | 35 | 11 | 33 | 0 | 1 | 0 | 0 | 80 |  |  |

