

August 2020
33952, Port Charlotte, FL

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$16,818,346	\$13,881,572	21.16%
Avg Sold Price	\$188,970	\$152,545	23.88%
Median Sold Price	\$178,500	\$145,000	23.10%
Units Sold	89	91	-2.20%
Avg Days on Market	52	56	-7.14%
Avg List Price for Solds	\$192,184	\$157,332	22.15%
Avg SP to OLP Ratio	96.5%	94.2%	2.44%
Ratio of Avg SP to Avg OLP	96.0%	94.1%	1.99%
Attached Avg Sold Price	\$78,211	\$72,473	7.92%
Detached Avg Sold Price	\$201,431	\$165,890	21.42%
Attached Units Sold	9	13	-30.77%
Detached Units Sold	80	78	2.56%

- 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

	Aug 2020	Aug 2019	% Change
Active Listings	141	167	-15.57%
New Listings	101	77	31.17%
New Under Contracts	101	88	14.77%
New Pending	117	101	15.84%
All Pending	145	97	49.48%

Financing (Sold)

Assumption	0
Cash	23
Conventional	30
FHA	28
Other	1
Owner	0
VA	7

Days on Market (Sold)

0	7
1 to 10	28
11 to 20	7
21 to 30	5
31 to 60	14
61 to 90	7
91 to 120	10
121 to 180	8
181 to 360	3
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	9	1	0	0	0	0	12	2	19
\$100K to \$124,999	9	0	1	0	0	0	0	10	5	8
\$125K to \$149,999	4	0	4	0	0	0	0	8	8	2
\$150K to \$199,999	10	0	15	0	0	0	0	25	33	1
\$200K to \$249,999	5	0	10	0	1	0	0	16	27	0
\$250K to \$299,999	0	0	10	0	2	0	0	12	10	0
\$300K to \$399,999	0	0	3	0	1	0	0	4	10	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	1	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	1	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	5	0
Total	30	9	46	0	4	0	0	89	111	30
Avg Sold Price	\$150,698	\$78,211	\$227,942	\$0	\$277,050	\$0	\$0	\$188,970		
Prev Year - Avg Sold Price	\$128,032	\$72,473	\$197,057	\$0	\$224,000	\$0	\$0	\$152,545		
Avg Sold % Change	17.70%	7.92%	15.67%	0.00%	23.68%	0.00%	0.00%	23.88%		
Prev Year - # of Solds	36	13	40	0	2	0	0	91		

Active Detail