

October 2020

33952, Port Charlotte, FL

Sold Summary

	Oct 2020	Oct 2019	% Change		
Sold Dollar Volume	\$18,360,516	\$11,470,425	60.07%		
Avg Sold Price	\$193,269	\$166,238	16.26%		
Median Sold Price	\$178,000	\$158,000	12.66%		
Units Sold	95	69	37.68%		
Avg Days on Market	36	33	9.09%		
Avg List Price for Solds	\$196,383	\$170,051	15.48%		
Avg SP to OLP Ratio	97.7%	96.7%	1.12%		
Ratio of Avg SP to Avg OLP	97.6%	96.2%	1.49%		
Attached Avg Sold Price	\$76,400	\$78,503	-2.68%		
Detached Avg Sold Price	\$208,573	\$177,744	17.34%		
Attached Units Sold	11	8	37.50%		
Detached Units Sold	84	61	37.70%		

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

	Oct 2020	Oct 2019	% Change			
Active Listings	129	186	-30.65%			
New Listings	106	83	27.71%			
New Under Contracts	99	74	33.78%			
New Pendings	114	81	40.74%			
All Pendings	150	84	78.57%			

Financing (Sold)

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Assumption	0	
Cash	25	
Conventional	38	
FHA	21	
Other	2	
Owner	0	
VA	9	

Days on Market (Sold)

Day's on market (ook				
3				
47				
10				
6				
8				
7				
6				
4				
4				
0				
0				

Sold Detail Active Detail

	2 or Less BR		3 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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	4	9	0	0	0	0	0	13	1	19
\$100K to \$124,999	4	2	2	0	0	0	0	8	8	6
\$125K to \$149,999	5	0	5	0	0	0	0	10	4	0
\$150K to \$199,999	14	0	14	0	1	0	0	29	28	2
\$200K to \$249,999	1	0	17	0	3	0	0	21	27	0
\$250K to \$299,999	0	0	4	0	1	0	0	5	11	0
\$300K to \$399,999	1	0	5	0	1	0	0	7	7	0
\$400K to \$499,999	0	0	1	0	0	0	0	1	4	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	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	1	0	0	0	0	1	9	0
Total	29	11	49	0	6	0	0	95	102	27
Avg Sold Price	\$151,636	\$76,400	\$237,726	\$0	\$245,683	\$0	\$0	\$193,269		
Prev Year - Avg Sold Price	\$146,684	\$78,503	\$201,480	\$0	\$162,500	\$0	\$0	\$166,238		
Avg Sold % Change	3.38%	-2.68%	17.99%	0.00%	51.19%	0.00%	0.00%	16.26%		
Prev Year - # of Solds	25	8	34	0	2	0	0	69		



