## 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
- $L P=$ 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)

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

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 47 |
| 11 to 20 | 10 |
| 21 to 30 | 6 |
| 31 to 60 | 8 |
| 61 to 90 | 7 |
| 91 to 120 | 6 |
| 121 to 180 | 4 |
| 181 to 360 | 4 |
| 361 to 720 | 0 |
| $721+$ | 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 | 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 |  |  |

