## November 2020

33952, Port Charlotte, FL

## Sold Summary

|  | Nov 2020 | Nov 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,540,816$ | $\$ 10,061,268$ | $54.46 \%$ |
| Avg Sold Price | $\$ 191,862$ | $\$ 162,279$ | $18.23 \%$ |
| Median Sold Price | $\$ 165,000$ | $\$ 159,500$ | $3.45 \%$ |
| Units Sold | 81 | 62 | $30.65 \%$ |
| Avg Days on Market | 39 | 41 | $-4.88 \%$ |
| Avg List Price for Solds | $\$ 196,297$ | $\$ 166,920$ | $17.60 \%$ |
| Avg SP to OLP Ratio | $96.2 \%$ | $94.4 \%$ | $1.85 \%$ |
| Ratio of Avg SP to Avg OLP | $96.4 \%$ | $94.8 \%$ | $1.72 \%$ |
| Attached Avg Sold Price | $\$ 92,369$ | $\$ 74,914$ | $23.30 \%$ |
| Detached Avg Sold Price | $\$ 210,883$ | $\$ 173,398$ | $21.62 \%$ |
| Attached Units Sold | 13 | 7 | $85.71 \%$ |
| Detached Units Sold | 68 | 55 | $23.64 \%$ |

## 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

|  | Nov 2020 | Nov 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 135 | 208 | $-35.10 \%$ |
| New Listings | 85 | 97 | $-12.37 \%$ |
| New Under Contracts | 93 | 79 | $17.72 \%$ |
| New Pendings | 104 | 91 | $14.29 \%$ |
| All Pendings | 143 | 92 | $55.43 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 31 |
| Conventional | 32 |
| FHA | 12 |
| Other | 0 |
| Owner | 0 |
| VA | 6 |


| Days on Market (Sold) |
| :--- |
| 0 2 <br> 1 to 10 34 <br> 11 to 20 12 <br> 21 to 30 6 <br> 31 to 60 11 <br> 61 to 90 5 <br> 91 to 120 4 <br> 121 to 180 4 <br> 181 to 360 3 <br> 361 to 720 0 <br> $721+$ 0 |

## Sold Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | $\begin{gathered} \text { All } \\ \hline \text { MH/Man/Mod } \\ \hline \end{gathered}$ | 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 | 3 | 9 | 0 | 0 | 0 | 0 | 0 | 12 | 1 | 22 |
| \$100K to \$124,999 | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 10 | 7 | 4 |
| \$125K to \$149,999 | 9 | 0 | 2 | 0 | 0 | 0 | 0 | 11 | 8 | 0 |
| \$150K to \$199,999 | 7 | 0 | 13 | 0 | 0 | 0 | 0 | 20 | 24 | 2 |
| \$200K to \$249,999 | 0 | 0 | 14 | 0 | 2 | 0 | 0 | 16 | 30 | 0 |
| \$250K to \$299,999 | 0 | 0 | 3 | 0 | 2 | 0 | 0 | 5 | 15 | 0 |
| \$300K to \$399,999 | 1 | 0 | 3 | 0 | 1 | 0 | 0 | 5 | 4 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 3 | 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 | 4 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 7 | 0 |
| Total | 26 | 13 | 37 | 0 | 5 | 0 | 0 | 81 | 107 | 28 |
| Avg Sold Price | \$140,664 | \$92,369 | \$252,681 | \$0 | \$266,710 | \$0 | \$0 | \$191,862 |  |  |
| Prev Year - Avg Sold Price | \$126,425 | \$74,914 | \$207,220 | \$0 | \$206,250 | \$0 | \$0 | \$162,279 |  |  |
| Avg Sold \% Change | 11.26\% | 23.30\% | 21.94\% | 0.00\% | 29.31\% | 0.00\% | 0.00\% | 18.23\% |  |  |
| Prev Year - \# of Solds | 23 | 7 | 30 | 0 | 2 | 0 | 0 | 62 |  |  |

