

December 2020
33952, Port Charlotte, FL

Sold Summary

	Dec 2020	Dec 2019	% Change
Sold Dollar Volume	\$19,378,230	\$11,933,585	62.38%
Avg Sold Price	\$201,857	\$163,474	23.48%
Median Sold Price	\$174,000	\$157,000	10.83%
Units Sold	96	73	31.51%
Avg Days on Market	32	55	-41.82%
Avg List Price for Solds	\$206,227	\$169,307	21.81%
Avg SP to OLP Ratio	96.5%	93.6%	3.12%
Ratio of Avg SP to Avg OLP	96.3%	93.7%	2.79%
Attached Avg Sold Price	\$82,850	\$78,677	5.30%
Detached Avg Sold Price	\$215,695	\$178,518	20.83%
Attached Units Sold	10	11	-9.09%
Detached Units Sold	86	62	38.71%

- 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

	Dec 2020	Dec 2019	% Change
Active Listings	120	201	-40.30%
New Listings	64	69	-7.25%
New Under Contracts	90	65	38.46%
New Pending	100	75	33.33%
All Pending	124	74	67.57%

Financing (Sold)

Assumption	0
Cash	34
Conventional	37
FHA	17
Other	1
Owner	1
VA	6

Days on Market (Sold)

0	9
1 to 10	40
11 to 20	10
21 to 30	10
31 to 60	14
61 to 90	4
91 to 120	1
121 to 180	4
181 to 360	4
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	7	1	0	0	0	0	10	1	22
\$100K to \$124,999	4	3	2	0	1	0	0	10	5	3
\$125K to \$149,999	9	0	4	0	0	0	0	13	7	0
\$150K to \$199,999	13	0	15	0	0	0	0	28	23	2
\$200K to \$249,999	5	0	7	0	3	0	0	15	23	0
\$250K to \$299,999	1	0	7	0	0	0	0	8	8	0
\$300K to \$399,999	0	0	6	0	2	0	0	8	6	0
\$400K to \$499,999	0	0	3	0	0	0	0	3	2	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	6	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	4	0
\$1,000,000+	0	0	0	0	1	0	0	1	7	0
Total	34	10	45	0	7	0	0	96	93	27
Avg Sold Price	\$160,153	\$82,850	\$228,022	\$0	\$406,219	\$0	\$0	\$201,857		
Prev Year - Avg Sold Price	\$147,438	\$78,677	\$190,520	\$0	\$184,434	\$0	\$0	\$163,474		
Avg Sold % Change	8.62%	5.30%	19.68%	0.00%	120.25%	0.00%	0.00%	23.48%		
Prev Year - # of Solds	16	11	37	0	9	0	0	73		

Active Detail