## July 2017

33953, Port Charlotte, FL

## Sold Summary

|  | Jul 2017 | Jul 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,866,500$ | $\$ 3,025,500$ | $93.90 \%$ |
| Avg Sold Price | $\$ 234,660$ | $\$ 201,700$ | $16.34 \%$ |
| Median Sold Price | $\$ 225,000$ | $\$ 192,000$ | $17.19 \%$ |
| Units Sold | 25 | 15 | $66.67 \%$ |
| Avg Days on Market | 85 | 128 | $-33.59 \%$ |
| Avg List Price for Solds | $\$ 245,744$ | $\$ 211,847$ | $16.00 \%$ |
| Avg SP to OLP Ratio | $92.1 \%$ | $92.7 \%$ | $-0.65 \%$ |
| Ratio of Avg SP to Avg OLP | $91.5 \%$ | $92.3 \%$ | $-0.87 \%$ |
| Attached Avg Sold Price | $\$ 195,650$ | $\$ 174,250$ | $12.28 \%$ |
| Detached Avg Sold Price | $\$ 242,090$ | $\$ 211,682$ | $14.36 \%$ |
| Attached Units Sold | 4 | 4 | $0.00 \%$ |
| Detached Units Sold | 21 | 11 | $90.91 \%$ |

## 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

|  | Jul 2017 | Jul 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 112 | 76 | $47.37 \%$ |
| New Listings | 24 | 21 | $14.29 \%$ |
| New Under Contracts | 14 | 10 | $40.00 \%$ |
| New Pendings | 18 | 13 | $38.46 \%$ |
| All Pendings | 32 | 31 | $3.23 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 11 |
| Conventional | 7 |
| FHA | 2 |
| Other | 2 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

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

## Sold 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 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$150K to \$199,999 | 2 | 2 | 5 | 1 | 0 | 0 | 0 | 10 | 2 | 5 |
| \$200K to \$249,999 | 0 | 0 | 4 | 1 | 0 | 0 | 0 | 5 | 13 | 5 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 27 | 2 |
| \$300K to \$399,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 22 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 3 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 2 |
| \$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 | 3 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Total | 2 | 2 | 15 | 2 | 2 | 0 | 2 | 25 | 84 | 20 |
| Avg Sold Price | \$184,250 | \$183,800 | \$249,233 | \$207,500 | \$380,000 | \$0 | \$108,450 | \$234,660 |  |  |
| Prev Year - Avg Sold Price | \$249,667 | \$173,500 | \$197,438 | \$175,000 | \$0 | \$0 | \$0 | \$201,700 |  |  |
| Avg Sold \% Change | -26.20\% | 5.94\% | 26.23\% | 18.57\% | 0.00\% | 0.00\% | 0.00\% | 16.34\% |  |  |
| Prev Year - \# of Solds | 3 | 2 | 8 | 2 | 0 | 0 | 0 | 15 |  |  |

