## February 2018

33953, Port Charlotte, FL

## Sold Summary

|  | Feb 2018 | Feb 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,718,800$ | $\$ 4,858,500$ | $17.71 \%$ |
| Avg Sold Price | $\$ 272,324$ | $\$ 242,925$ | $12.10 \%$ |
| Median Sold Price | $\$ 285,000$ | $\$ 202,000$ | $41.09 \%$ |
| Units Sold | 21 | 20 | $5.00 \%$ |
| Avg Days on Market | 88 | 128 | $-31.25 \%$ |
| Avg List Price for Solds | $\$ 286,307$ | $\$ 251,305$ | $13.93 \%$ |
| Avg SP to OLP Ratio | $94.3 \%$ | $93.6 \%$ | $0.72 \%$ |
| Ratio of Avg SP to Avg OLP | $94.3 \%$ | $94.0 \%$ | $0.23 \%$ |
| Attached Avg Sold Price | $\$ 164,000$ | $\$ 186,225$ | $-11.93 \%$ |
| Detached Avg Sold Price | $\$ 306,175$ | $\$ 257,100$ | $19.09 \%$ |
| Attached Units Sold | 5 | 4 | $25.00 \%$ |
| Detached Units Sold | 16 | 16 | $0.00 \%$ |

## Notes:

- $\mathrm{SP}=$ 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

|  | Feb 2018 | Feb 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 140 | 142 | $-1.41 \%$ |
| New Listings | 39 | 32 | $21.88 \%$ |
| New Under Contracts | 25 | 29 | $-13.79 \%$ |
| New Pendings | 26 | 30 | $-13.33 \%$ |
| All Pendings | 35 | 47 | $-25.53 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 7 |
| FHA | 1 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 3 |
| 11 to 20 | 1 |
| 21 to 30 | 0 |
| 31 to 60 | 4 |
| 61 to 90 | 4 |
| 91 to 120 | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

Active Detail

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Price Ranges | 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 | 1 | 1 | 0 | 0 |
| \$50K to \$99,999 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| \$150K to \$199,999 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 5 | 3 |
| \$200K to \$249,999 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 4 | 16 | 5 |
| \$250K to \$299,999 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 24 | 4 |
| \$300K to \$399,999 | 2 | 0 | 4 | 0 | 1 | 0 | 0 | 7 | 31 | 3 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 11 | 5 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 10 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 3 | 3 | 9 | 2 | 3 | 0 | 1 | 21 | 111 | 25 |
| Avg Sold Price | \$302,333 | \$113,333 | \$325,778 | \$240,000 | \$336,633 | \$0 | \$49,900 | \$272,324 |  |  |
| Prev Year - Avg Sold Price | \$255,267 | \$156,500 | \$244,255 | \$215,950 | \$330,500 | \$0 | \$0 | \$242,925 |  |  |
| Avg Sold \% Change | 18.44\% | -27.58\% | 33.38\% | 11.14\% | 1.86\% | 0.00\% | 0.00\% | 12.10\% |  |  |
| Prev Year - \# of Solds | 3 | 2 | 11 | 2 | 2 | 0 | 0 | 20 |  |  |

