## June 2018

33953, Port Charlotte, FL

## Sold Summary

|  | Jun 2018 | Jun 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,050,370$ | $\$ 4,980,400$ | $41.56 \%$ |
| Avg Sold Price | $\$ 261,125$ | $\$ 276,689$ | $-5.63 \%$ |
| Median Sold Price | $\$ 247,000$ | $\$ 232,500$ | $6.24 \%$ |
| Units Sold | 27 | 18 | $50.00 \%$ |
| Avg Days on Market | 76 | 111 | $-31.53 \%$ |
| Avg List Price for Solds | $\$ 271,408$ | $\$ 287,589$ | $-5.63 \%$ |
| Avg SP to OLP Ratio | $94.1 \%$ | $93.1 \%$ | $1.03 \%$ |
| Ratio of Avg SP to Avg OLP | $96.5 \%$ | $91.9 \%$ | $5.05 \%$ |
| Attached Avg Sold Price | $\$ 214,667$ | $\$ 225,000$ | $-4.59 \%$ |
| Detached Avg Sold Price | $\$ 266,932$ | $\$ 279,729$ | $-4.57 \%$ |
| Attached Units Sold | 3 | 1 | $200.00 \%$ |
| Detached Units Sold | 24 | 17 | $41.18 \%$ |

## 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

|  | Jun 2018 | Jun 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 129 | 112 | $15.18 \%$ |
| New Listings | 25 | 33 | $-24.24 \%$ |
| New Under Contracts | 28 | 21 | $33.33 \%$ |
| New Pendings | 30 | 23 | $30.43 \%$ |
| All Pendings | 38 | 46 | $-17.39 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 8 |
| Conventional | 18 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 3 |
| 21 to 30 | 1 |
| 31 to 60 | 7 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 1 |
| 361 to 720 | 1 |
| $721+$ | 0 |

## Sold 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$125K to \$149,999 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 3 |
| \$150K to \$199,999 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 1 | 1 |
| \$200K to \$249,999 | 0 | 1 | 6 | 1 | 1 | 0 | 0 | 9 | 18 | 3 |
| \$250K to \$299,999 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 4 | 29 | 4 |
| \$300K to \$399,999 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 24 | 3 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 11 | 5 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 4 | 1 | 17 | 2 | 2 | 0 | 1 | 27 | 97 | 24 |
| Avg Sold Price | \$192,475 | \$245,000 | \$282,354 | \$199,500 | \$396,975 | \$0 | \$42,500 | \$261,125 |  |  |
| Prev Year - Avg Sold Price | \$180,333 | \$225,000 | \$318,490 | \$0 | \$435,500 | \$0 | \$79,250 | \$276,689 |  |  |
| Avg Sold \% Change | 6.73\% | 8.89\% | -11.35\% | 0.00\% | -8.85\% | 0.00\% | -46.37\% | -5.63\% |  |  |
| Prev Year - \# of Solds | 3 | 1 | 10 | 0 | 2 | 0 | 2 | 18 |  |  |

