## February 2019

33953, Port Charlotte, FL

## Sold Summary

|  | Feb 2019 | Feb 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 4,938,900$ | $\$ 5,718,800$ | $-13.64 \%$ |
| Avg Sold Price | $\$ 259,942$ | $\$ 272,324$ | $-4.55 \%$ |
| Median Sold Price | $\$ 240,000$ | $\$ 285,000$ | $-15.79 \%$ |
| Units Sold | 19 | 21 | $-9.52 \%$ |
| Avg Days on Market | 95 | 88 | $7.95 \%$ |
| Avg List Price for Solds | $\$ 269,989$ | $\$ 286,307$ | $-5.70 \%$ |
| Avg SP to OLP Ratio | $94.3 \%$ | $94.3 \%$ | $0.03 \%$ |
| Ratio of Avg SP to Avg OLP | $94.2 \%$ | $94.3 \%$ | $-0.10 \%$ |
| Attached Avg Sold Price | $\$ 185,950$ | $\$ 164,000$ | $13.38 \%$ |
| Detached Avg Sold Price | $\$ 268,647$ | $\$ 306,175$ | $-12.26 \%$ |
| Attached Units Sold | 2 | 5 | $-60.00 \%$ |
| Detached Units Sold | 17 | 16 | $6.25 \%$ |

## 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 2019 | Feb 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 161 | 140 | $15.00 \%$ |
| New Listings | 34 | 39 | $-12.82 \%$ |
| New Under Contracts | 23 | 25 | $-8.00 \%$ |
| New Pendings | 24 | 26 | $-7.69 \%$ |
| All Pendings | 38 | 35 | $8.57 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 9 |
| Conventional | 7 |
| FHA | 1 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

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

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 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 4 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$150K to \$199,999 | 1 | 1 | 1 | 1 | 0 | 0 | 2 | 6 | 4 | 3 |
| \$200K to \$249,999 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 3 | 26 | 5 |
| \$250K to \$299,999 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 5 | 37 | 2 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 30 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 11 | 4 |
| \$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 | 6 | 1 |
| \$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 | 4 | 0 |
| Total | 3 | 1 | 8 | 1 | 3 | 0 | 3 | 19 | 130 | 25 |
| Avg Sold Price | \$221,667 | \$189,900 | \$284,438 | \$182,000 | \$413,000 | \$0 | \$129,167 | \$259,942 |  |  |
| Prev Year - Avg Sold Price | \$302,333 | \$113,333 | \$325,778 | \$240,000 | \$336,633 | \$0 | \$49,900 | \$272,324 |  |  |
| Avg Sold \% Change | -26.68\% | 67.56\% | -12.69\% | -24.17\% | 22.69\% | 0.00\% | 158.85\% | -4.55\% |  |  |
| Prev Year - \# of Solds | 3 | 3 | 9 | 2 | 3 | 0 | 1 | 21 |  |  |

