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:

• SP = Sold Price

OLP = Original List Price

LP = List Price (at time of sale)
Carage/Parking Spaces are not included in

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			
11 to 20	1		
21 to 30	2		
31 to 60	3		
61 to 90	1		
91 to 120	5		
121 to 180	2		
181 to 360	1		
361 to 720	1		
721+	0		

Active Detail

Sold Detail

Sold Detail Ac							Active L			
	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	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		