## March 2019

33953, Port Charlotte, FL

## Sold Summary

|  | Mar 2019 | Mar 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,204,500$ | $\$ 8,455,020$ | $-26.62 \%$ |
| Avg Sold Price | $\$ 258,521$ | $\$ 291,552$ | $-11.33 \%$ |
| Median Sold Price | $\$ 260,750$ | $\$ 255,000$ | $2.25 \%$ |
| Units Sold | 24 | 29 | $-17.24 \%$ |
| Avg Days on Market | 70 | 94 | $-25.53 \%$ |
| Avg List Price for Solds | $\$ 267,292$ | $\$ 301,739$ | $-11.42 \%$ |
| Avg SP to OLP Ratio | $94.9 \%$ | $95.1 \%$ | $-0.23 \%$ |
| Ratio of Avg SP to Avg OLP | $95.1 \%$ | $94.2 \%$ | $0.96 \%$ |
| Attached Avg Sold Price | $\$ 131,920$ | $\$ 207,900$ | $-36.55 \%$ |
| Detached Avg Sold Price | $\$ 291,837$ | $\$ 308,980$ | $-5.55 \%$ |
| Attached Units Sold | 5 | 5 | $0.00 \%$ |
| Detached Units Sold | 19 | 24 | $-20.83 \%$ |

## 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

|  | Mar 2019 | Mar 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 153 | 138 | $10.87 \%$ |
| New Listings | 34 | 39 | $-12.82 \%$ |
| New Under Contracts | 41 | 29 | $41.38 \%$ |
| New Pendings | 42 | 32 | $31.25 \%$ |
| All Pendings | 52 | 36 | $44.44 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 16 |
| Conventional | 7 |
| FHA | 0 |
| Other | 0 |
| Owner | 1 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 7 |
| 11 to 20 | 0 |
| 21 to 30 | 2 |
| 31 to 60 | 4 |
| 61 to 90 | 3 |
| 91 to 120 | 5 |
| 121 to 180 | 1 |
| 181 to 360 | 2 |
| 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 | 0 | 0 | 1 | 4 |
| \$100K to \$124,999 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$125K to \$149,999 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 3 |
| \$200K to \$249,999 | 3 | 1 | 3 | 0 | 0 | 0 | 0 | 7 | 19 | 8 |
| \$250K to \$299,999 | 2 | 0 | 4 | 0 | 1 | 0 | 0 | 7 | 36 | 3 |
| \$300K to \$399,999 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 30 | 3 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 5 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 4 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Total | 7 | 5 | 10 | 0 | 2 | 0 | 0 | 24 | 118 | 28 |
| Avg Sold Price | \$273,214 | \$131,920 | \$294,740 | \$0 | \$342,500 | \$0 | \$0 | \$258,521 |  |  |
| Prev Year - Avg Sold Price | \$314,633 | \$191,875 | \$267,711 | \$272,000 | \$550,940 | \$0 | \$0 | \$291,552 |  |  |
| Avg Sold \% Change | -13.16\% | -31.25\% | 10.10\% | 0.00\% | -37.83\% | 0.00\% | 0.00\% | -11.33\% |  |  |
| Prev Year - \# of Solds | 3 | 4 | 18 | 1 | 3 | 0 | 0 | 29 |  |  |

