## May 2019

33953, Port Charlotte, FL

## Sold Summary

|  | May 2019 | May 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 9,140,250$ | $\$ 5,495,480$ | $66.32 \%$ |
| Avg Sold Price | $\$ 261,150$ | $\$ 249,795$ | $4.55 \%$ |
| Median Sold Price | $\$ 235,000$ | $\$ 250,225$ | $-6.08 \%$ |
| Units Sold | 35 | 22 | $59.09 \%$ |
| Avg Days on Market | 99 | 82 | $20.73 \%$ |
| Avg List Price for Solds | $\$ 269,374$ | $\$ 263,298$ | $2.31 \%$ |
| Avg SP to OLP Ratio | $93.3 \%$ | $91.6 \%$ | $1.86 \%$ |
| Ratio of Avg SP to Avg OLP | $92.9 \%$ | $90.8 \%$ | $2.30 \%$ |
| Attached Avg Sold Price | $\$ 160,000$ | $\$ 151,725$ | $5.45 \%$ |
| Detached Avg Sold Price | $\$ 270,633$ | $\$ 271,588$ | $-0.35 \%$ |
| Attached Units Sold | 3 | 4 | $-25.00 \%$ |
| Detached Units Sold | 32 | 18 | $77.78 \%$ |

## 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

|  | May 2019 | May 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 131 | 138 | $-5.07 \%$ |
| New Listings | 20 | 26 | $-23.08 \%$ |
| New Under Contracts | 28 | 26 | $7.69 \%$ |
| New Pendings | 28 | 27 | $3.70 \%$ |
| All Pendings | 32 | 40 | $-20.00 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 17 |
| Conventional | 12 |
| FHA | 4 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 3 |
| 11 to 20 | 5 |
| 21 to 30 | 1 |
| 31 to 60 | 4 |
| 61 to 90 | 4 |
| 91 to 120 | 3 |
| 121 to 180 | 7 |
| 181 to 360 | 3 |
| 361 to 720 | 2 |
| $721+$ | 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 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 3 | 2 |
| \$150K to \$199,999 | 2 | 1 | 2 | 0 | 0 | 0 | 0 | 5 | 6 | 1 |
| \$200K to \$249,999 | 3 | 1 | 6 | 0 | 1 | 0 | 0 | 11 | 18 | 10 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 28 | 2 |
| \$300K to \$399,999 | 1 | 0 | 8 | 0 | 1 | 0 | 0 | 10 | 19 | 4 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 |
| \$500K to \$599,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 3 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Total | 6 | 3 | 22 | 0 | 2 | 0 | 2 | 35 | 96 | 26 |
| Avg Sold Price | \$236,317 | \$160,000 | \$295,164 | \$0 | \$270,875 | \$0 | \$103,500 | \$261, 150 |  |  |
| Prev Year - Avg Sold Price | \$210,167 | \$138,300 | \$321,400 | \$192,000 | \$244,770 | \$0 | \$65,000 | \$249,795 |  |  |
| Avg Sold \% Change | 12.44\% | 15.69\% | -8.16\% | 0.00\% | 10.67\% | 0.00\% | 59.23\% | 4.55\% |  |  |
| Prev Year - \# of Solds | 3 | 3 | 10 | 1 | 4 | 0 | 1 | 22 |  |  |

