#### SmartCharts MarketState by ShowingTime

# 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    |   |  |  |
| 11 to 20   |   |  |  |
| 21 to 30   | 1 |  |  |
| 31 to 60   | 4 |  |  |
| 61 to 90   |   |  |  |
| 91 to 120  | 3 |  |  |
| 121 to 180 | 7 |  |  |
| 181 to 360 | 3 |  |  |
| 361 to 720 | 2 |  |  |
| 721+       | 0 |  |  |

## **Active Detail**

## Sold Detail

|                            |           |             |           |             |              |             | Active L   | Petall    |                 |             |
|----------------------------|-----------|-------------|-----------|-------------|--------------|-------------|------------|-----------|-----------------|-------------|
|                            | 2 or      | Less BR     | :         | 3 BR        | 4 or More BR |             | AII        |           | 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         | 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        |                 |             |