## July 2019

33953, Port Charlotte, FL

## Sold Summary

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,371,460$ | $\$ 5,159,500$ | $4.11 \%$ |
| Avg Sold Price | $\$ 244,157$ | $\$ 257,975$ | $-5.36 \%$ |
| Median Sold Price | $\$ 219,000$ | $\$ 281,500$ | $-22.20 \%$ |
| Units Sold | 22 | 20 | $10.00 \%$ |
| Avg Days on Market | 114 | 101 | $12.87 \%$ |
| Avg List Price for Solds | $\$ 256,542$ | $\$ 268,935$ | $-4.61 \%$ |
| Avg SP to OLP Ratio | $91.3 \%$ | $92.6 \%$ | $-1.37 \%$ |
| Ratio of Avg SP to Avg OLP | $85.6 \%$ | $89.4 \%$ | $-4.22 \%$ |
| Attached Avg Sold Price | $\$ 159,000$ | $\$ 127,000$ | $25.20 \%$ |
| Detached Avg Sold Price | $\$ 252,673$ | $\$ 290,719$ | $-13.09 \%$ |
| Attached Units Sold | 2 | 4 | $-50.00 \%$ |
| Detached Units Sold | 20 | 16 | $25.00 \%$ |

## 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

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 99 | 123 | $-19.51 \%$ |
| New Listings | 25 | 24 | $4.17 \%$ |
| New Under Contracts | 31 | 19 | $63.16 \%$ |
| New Pendings | 32 | 20 | $60.00 \%$ |
| All Pendings | 40 | 33 | $21.21 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 11 |
| FHA | 2 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 3 |
| 11 to 20 | 1 |
| 21 to 30 | 7 |
| 31 to 60 | 2 |
| 61 to 90 | 2 |
| 91 to 120 | 2 |
| 121 to 180 | 0 |
| 181 to 360 | 1 |
| 361 to 720 | $721+$ |
| 720 |  |

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 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$125K to \$149,999 | 0 | 1 | 2 | 0 | 0 | 0 | 1 | 4 | 1 | 0 |
| \$150K to \$199,999 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 4 | 6 | 3 |
| \$200K to \$249,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 15 | 7 |
| \$250K to \$299,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 21 | 2 |
| \$300K to \$399,999 | 1 | 0 | 3 | 0 | 1 | 0 | 0 | 5 | 15 | 5 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3 | 2 | 12 | 0 | 2 | 0 | 3 | 22 | 70 | 22 |
| Avg Sold Price | \$269,667 | \$159,000 | \$233,013 | \$0 | \$557,500 | \$0 | \$111,100 | \$244,157 |  |  |
| Prev Year - Avg Sold Price | \$283,667 | \$102,667 | \$270,773 | \$200,000 | \$411,000 | \$0 | \$0 | \$257,975 |  |  |
| Avg Sold \% Change | -4.94\% | 54.87\% | -13.95\% | 0.00\% | 35.64\% | 0.00\% | 0.00\% | -5.36\% |  |  |
| Prev Year - \# of Solds | 3 | 3 | 11 | 1 | 2 | 0 | 0 | 20 |  |  |

