

January 2020
33953, Port Charlotte, FL

Sold Summary

	Jan 2020	Jan 2019	% Change
Sold Dollar Volume	\$4,953,300	\$2,994,300	65.42%
Avg Sold Price	\$247,665	\$230,331	7.53%
Median Sold Price	\$246,500	\$197,500	24.81%
Units Sold	20	13	53.85%
Avg Days on Market	94	81	16.05%
Avg List Price for Solds	\$261,387	\$239,646	9.07%
Avg SP to OLP Ratio	91.3%	91.7%	-0.43%
Ratio of Avg SP to Avg OLP	94.8%	92.6%	2.43%
Attached Avg Sold Price	\$198,000	\$197,500	0.25%
Detached Avg Sold Price	\$264,220	\$233,067	13.37%
Attached Units Sold	5	1	400.00%
Detached Units Sold	15	12	25.00%

- 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

	Jan 2020	Jan 2019	% Change
Active Listings	120	155	-22.58%
New Listings	38	46	-17.39%
New Under Contracts	23	25	-8.00%
New Pending	23	26	-11.54%
All Pending	27	35	-22.86%

Financing (Sold)

Assumption	0
Cash	13
Conventional	5
FHA	1
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	1
21 to 30	1
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	1
181 to 360	2
361 to 720	2
721+	0

Sold Detail

	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	1	1	0	0	0	0	0	2	0	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	0
\$125K to \$149,999	0	0	1	0	0	0	0	1	0	0
\$150K to \$199,999	1	1	0	0	0	0	0	2	6	2
\$200K to \$249,999	0	0	3	2	0	0	0	5	18	10
\$250K to \$299,999	2	0	4	1	0	0	0	7	25	2
\$300K to \$399,999	0	0	2	0	0	0	0	2	19	4
\$400K to \$499,999	0	0	1	0	0	0	0	1	11	5
\$500K to \$599,999	0	0	0	0	0	0	0	0	3	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	2	1
\$800K to \$999,999	0	0	0	0	0	0	0	0	5	1
\$1,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	2	11	3	0	0	0	20	89	25
Avg Sold Price	\$208,100	\$140,000	\$284,627	\$236,667	\$0	\$0	\$0	\$247,665		
Prev Year - Avg Sold Price	\$130,000	\$0	\$235,422	\$197,500	\$470,000	\$0	\$78,000	\$230,331		
Avg Sold % Change	60.08%	0.00%	20.90%	19.83%	0.00%	0.00%	0.00%	7.53%		
Prev Year - # of Solds	1	0	9	1	1	0	1	13		

Active Detail