

February 2020

33953, Port Charlotte, FL

Sold Summary

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	Feb 2020	Feb 2019	% Change		
Sold Dollar Volume	\$4,753,700	\$4,938,900	-3.75%		
Avg Sold Price	\$279,629	\$259,942	7.57%		
Median Sold Price	\$275,000	\$240,000	14.58%		
Units Sold	17	19	-10.53%		
Avg Days on Market	105	95	10.53%		
Avg List Price for Solds	\$295,399	\$269,989	9.41%		
Avg SP to OLP Ratio	92.9%	94.3%	-1.52%		
Ratio of Avg SP to Avg OLP	92.7%	94.2%	-1.58%		
Attached Avg Sold Price	\$238,600	\$185,950	28.31%		
Detached Avg Sold Price	\$292,254	\$268,647	8.79%		
Attached Units Sold	4	2	100.00%		
Detached Units Sold	13	17	-23.53%		

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

	Feb 2020	Feb 2019	% Change			
Active Listings	117	161	-27.33%			
New Listings	32	34	-5.88%			
New Under Contracts	36	23	56.52%			
New Pendings	38	24	58.33%			
All Pendings	45	38	18.42%			

Financing (Sold)

Assumption	0
Cash	11
Conventional	6
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

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)	1
I to 10	4
11 to 20	2
21 to 30	0
31 to 60	3
61 to 90	0
91 to 120	1
121 to 180	1
181 to 360	5
361 to 720	0
721+	0

Active Detail

Sold Detail

	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	0	0	0	0	0	0	0	0	0
\$100K to \$124,999	0	0	0	0	0	0	3	3	0	0
\$125K to \$149,999	0	1	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	1	0	0	0	0	1	3	2
\$200K to \$249,999	0	1	2	0	0	0	0	3	18	9
\$250K to \$299,999	1	0	0	1	0	0	0	2	24	4
\$300K to \$399,999	0	0	2	0	0	1	0	3	19	4
\$400K to \$499,999	0	0	3	0	0	0	0	3	5	6
\$500K to \$599,999	0	0	1	0	0	0	0	1	5	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	3	2
\$800K to \$999,999	0	0	0	0	0	0	0	0	6	1
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	1	2	9	1	0	1	3	17	84	28
Avg Sold Price	\$299,000	\$177,200	\$355,256	\$275,000	\$0	\$325,000	\$101,000	\$279,629		
Prev Year - Avg Sold Price	\$221,667	\$189,900	\$284,438	\$182,000	\$413,000	\$0	\$129,167	\$259,942		
Avg Sold % Change	34.89%	-6.69%	24.90%	51.10%	0.00%	0.00%	-21.81%	7.57%		
Prev Year - # of Solds	3	1	8	1	3	0	3	19		