## February 2020

33953, Port Charlotte, FL

## Sold Summary

|  | 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:

- $\mathrm{SP}=$ 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

|  | 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)

| 0 | 1 |
| :--- | :--- |
| 1 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 | 5 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

Active Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | AII <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 | 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 |  |  |

