

March 2020
33953, Port Charlotte, FL

Sold Summary

	Mar 2020	Mar 2019	% Change
Sold Dollar Volume	\$4,857,135	\$6,204,500	-21.72%
Avg Sold Price	\$242,857	\$258,521	-6.06%
Median Sold Price	\$216,200	\$260,750	-17.09%
Units Sold	20	24	-16.67%
Avg Days on Market	64	70	-8.57%
Avg List Price for Solds	\$252,324	\$267,292	-5.60%
Avg SP to OLP Ratio	93.5%	94.9%	-1.50%
Ratio of Avg SP to Avg OLP	95.6%	95.1%	0.52%
Attached Avg Sold Price	\$153,483	\$131,920	16.35%
Detached Avg Sold Price	\$281,160	\$291,837	-3.66%
Attached Units Sold	6	5	20.00%
Detached Units Sold	14	19	-26.32%

- 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

	Mar 2020	Mar 2019	% Change
Active Listings	115	153	-24.84%
New Listings	25	34	-26.47%
New Under Contracts	21	41	-48.78%
New Pending	30	42	-28.57%
All Pending	36	52	-30.77%

Financing (Sold)

Assumption	0
Cash	7
Conventional	12
FHA	1
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	4
21 to 30	1
31 to 60	3
61 to 90	3
91 to 120	2
121 to 180	1
181 to 360	0
361 to 720	1
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	1	1	0	0
\$50K to \$99,999	0	2	0	0	0	0	0	2	0	0
\$100K to \$124,999	0	0	0	0	0	0	1	1	2	1
\$125K to \$149,999	0	0	0	0	0	0	0	0	1	1
\$150K to \$199,999	0	2	0	0	0	0	0	2	5	3
\$200K to \$249,999	0	0	5	2	0	0	0	7	15	9
\$250K to \$299,999	0	0	1	0	2	0	0	3	26	3
\$300K to \$399,999	1	0	1	0	0	0	0	2	17	9
\$400K to \$499,999	0	0	1	0	0	0	0	1	7	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	4	2
\$600K to \$799,999	0	0	1	0	0	0	0	1	3	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	1	4	9	2	2	0	2	20	82	29
Avg Sold Price	\$315,000	\$127,250	\$325,901	\$205,950	\$273,615	\$0	\$70,450	\$242,857		
Prev Year - Avg Sold Price	\$273,214	\$131,920	\$294,740	\$0	\$342,500	\$0	\$0	\$258,521		
Avg Sold % Change	15.29%	-3.54%	10.57%	0.00%	-20.11%	0.00%	0.00%	-6.06%		
Prev Year - # of Solds	7	5	10	0	2	0	0	24		

Active Detail