

April 2020

33953, Port Charlotte, FL

Sold Summary

	Apr 2020	Apr 2019	% Change
Sold Dollar Volume	\$9,850,151	\$10,712,400	-8.05%
Avg Sold Price	\$317,747	\$315,071	0.85%
Median Sold Price	\$295,000	\$269,000	9.67%
Units Sold	31	34	-8.82%
Avg Days on Market	115	61	88.52%
Avg List Price for Solds	\$329,840	\$329,777	0.02%
Avg SP to OLP Ratio	93.6%	93.6%	-0.02%
Ratio of Avg SP to Avg OLP	92.7%	91.4%	1.44%
Attached Avg Sold Price	\$249,000	\$203,000	22.66%
Detached Avg Sold Price	\$325,113	\$322,075	0.94%
Attached Units Sold	3	2	50.00%
Detached Units Sold	28	32	-12.50%

- 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

	Apr 2020	Apr 2019	% Change
Active Listings	103	143	-27.97%
New Listings	23	24	-4.17%
New Under Contracts	20	26	-23.08%
New Pending	24	28	-14.29%
All Pending	24	40	-40.00%

Financing (Sold)

Assumption	0
Cash	14
Conventional	13
FHA	2
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	3
21 to 30	3
31 to 60	7
61 to 90	5
91 to 120	5
121 to 180	1
181 to 360	2
361 to 720	1
721+	1

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	0	0	0	0	0	0	1	1	2	0
\$100K to \$124,999	0	0	0	0	0	0	1	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	1	1	2	1
\$150K to \$199,999	1	0	1	0	0	0	0	2	4	3
\$200K to \$249,999	2	0	3	1	0	0	0	6	14	8
\$250K to \$299,999	0	1	2	1	1	0	0	5	22	3
\$300K to \$399,999	0	0	7	0	1	0	0	8	14	9
\$400K to \$499,999	0	0	1	0	3	0	0	4	7	1
\$500K to \$599,999	0	0	0	0	1	0	0	1	3	2
\$600K to \$799,999	0	0	1	0	0	0	0	1	2	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	1	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	3	1	15	2	7	0	3	31	72	27
Avg Sold Price	\$214,333	\$255,000	\$323,210	\$246,000	\$468,214	\$0	\$111,500	\$317,747		
Prev Year - Avg Sold Price	\$228,222	\$203,000	\$328,806	\$0	\$552,475	\$0	\$124,000	\$315,071		
Avg Sold % Change	-6.09%	25.62%	-1.70%	0.00%	-15.25%	0.00%	-10.08%	0.85%		
Prev Year - # of Solds	9	2	18	0	4	0	1	34		

Active Detail