## May 2020

33953, Port Charlotte, FL

## Sold Summary

|  | May 2020 | May 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 2,644,130$ | $\$ 9,140,250$ | $-71.07 \%$ |
| Avg Sold Price | $\$ 264,413$ | $\$ 261,150$ | $1.25 \%$ |
| Median Sold Price | $\$ 254,115$ | $\$ 235,000$ | $8.13 \%$ |
| Units Sold | 10 | 35 | $-71.43 \%$ |
| Avg Days on Market | 80 | 99 | $-19.19 \%$ |
| Avg List Price for Solds | $\$ 274,273$ | $\$ 269,374$ | $1.82 \%$ |
| Avg SP to OLP Ratio | $93.0 \%$ | $93.3 \%$ | $-0.32 \%$ |
| Ratio of Avg SP to Avg OLP | $93.1 \%$ | $92.9 \%$ | $0.27 \%$ |
| Attached Avg Sold Price | $\$ 236,667$ | $\$ 160,000$ | $47.92 \%$ |
| Detached Avg Sold Price | $\$ 276,304$ | $\$ 270,633$ | $2.10 \%$ |
| Attached Units Sold | 3 | 3 | $0.00 \%$ |
| Detached Units Sold | 7 | 32 | $-78.13 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- $L P=$ List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | May 2020 | May 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 98 | 131 | $-25.19 \%$ |
| New Listings | 27 | 20 | $35.00 \%$ |
| New Under Contracts | 27 | 28 | $-3.57 \%$ |
| New Pendings | 29 | 28 | $3.57 \%$ |
| All Pendings | 40 | 32 | $25.00 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 7 |
| Conventional | 1 |
| FHA | 1 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 1 |
| 11 to 20 | 2 |
| 21 to 30 | 0 |
| 31 to 60 | 2 |
| 61 to 90 | 0 |
| 91 to 120 | 1 |
| 121 to 180 | 4 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

Active Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <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 | 2 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$125K to \$149,999 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| \$150K to \$199,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 4 |
| \$200K to \$249,999 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 11 | 8 |
| \$250K to \$299,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 18 | 4 |
| \$300K to \$399,999 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 3 | 17 | 8 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 3 | 2 | 3 | 1 | 1 | 0 | 0 | 10 | 66 | 28 |
| Avg Sold Price | \$218,633 | \$192,500 | \$286,077 | \$325,000 | \$420,000 | \$0 | \$0 | \$264,413 |  |  |
| Prev Year - Avg Sold Price | \$236,317 | \$160,000 | \$295,164 | \$0 | \$270,875 | \$0 | \$103,500 | \$261,150 |  |  |
| Avg Sold \% Change | -7.48\% | 20.31\% | -3.08\% | 0.00\% | 55.05\% | 0.00\% | 0.00\% | 1.25\% |  |  |
| Prev Year - \# of Solds | 6 | 3 | 22 | 0 | 2 | 0 | 2 | 35 |  |  |

