June 2020
33953, Port Charlotte, FL

## Sold Summary

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,051,500$ | $\$ 5,095,899$ | $18.75 \%$ |
| Avg Sold Price | $\$ 275,068$ | $\$ 283,106$ | $-2.84 \%$ |
| Median Sold Price | $\$ 265,000$ | $\$ 262,500$ | $0.95 \%$ |
| Units Sold | 22 | 18 | $22.22 \%$ |
| Avg Days on Market | 94 | 106 | $-11.32 \%$ |
| Avg List Price for Solds | $\$ 287,720$ | $\$ 291,672$ | $-1.35 \%$ |
| Avg SP to OLP Ratio | $94.0 \%$ | $90.7 \%$ | $3.67 \%$ |
| Ratio of Avg SP to Avg OLP | $92.8 \%$ | $90.3 \%$ | $2.78 \%$ |
| Attached Avg Sold Price | $\$ 168,000$ | $\$ 225,000$ | $-25.33 \%$ |
| Detached Avg Sold Price | $\$ 280,167$ | $\$ 286,523$ | $-2.22 \%$ |
| Attached Units Sold | 1 | 1 | $0.00 \%$ |
| Detached Units Sold | 21 | 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

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 103 | 112 | $-8.04 \%$ |
| New Listings | 28 | 16 | $75.00 \%$ |
| New Under Contracts | 22 | 21 | $4.76 \%$ |
| New Pendings | 26 | 24 | $8.33 \%$ |
| All Pendings | 37 | 33 | $12.12 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 8 |
| Conventional | 7 |
| FHA | 5 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 2 |
| 21 to 30 | 2 |
| 31 to 60 | 3 |
| 61 to 90 | 3 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 6 |
| 361 to 720 | 1 |
| $721+$ | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| \$150K to \$199,999 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 3 | 5 |
| \$200K to \$249,999 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 5 | 16 | 9 |
| \$250K to \$299,999 | 1 | 0 | 7 | 0 | 1 | 0 | 0 | 9 | 19 | 2 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 15 | 8 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 3 | 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 | 1 | 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 | 1 | 15 | 0 | 3 | 0 | 0 | 22 | 69 | 28 |
| Avg Sold Price | \$216,000 | \$168,000 | \$276,700 | \$0 | \$361,667 | \$0 | \$0 | \$275,068 |  |  |
| Prev Year - Avg Sold Price | \$256,125 | \$0 | \$249,044 | \$225,000 | \$518,333 | \$0 | \$50,000 | \$283,106 |  |  |
| Avg Sold \% Change | -15.67\% | 0.00\% | 11.10\% | 0.00\% | -30.22\% | 0.00\% | 0.00\% | -2.84\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 9 | 1 | 3 | 0 | 1 | 18 |  |  |

