

July 2020

33953, Port Charlotte, FL

Sold Summary

	Jul 2020	Jul 2019	% Change
Sold Dollar Volume	\$5,456,400	\$5,371,460	1.58%
Avg Sold Price	\$259,829	\$244,157	6.42%
Median Sold Price	\$253,000	\$219,000	15.53%
Units Sold	21	22	-4.55%
Avg Days on Market	58	114	-49.12%
Avg List Price for Solds	\$268,881	\$256,542	4.81%
Avg SP to OLP Ratio	94.9%	91.3%	3.93%
Ratio of Avg SP to Avg OLP	94.8%	85.6%	10.65%
Attached Avg Sold Price	\$236,667	\$159,000	48.85%
Detached Avg Sold Price	\$272,965	\$252,673	8.03%
Attached Units Sold	3	2	50.00%
Detached Units Sold	17	20	-15.00%

- 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

	Jul 2020	Jul 2019	% Change
Active Listings	85	99	-14.14%
New Listings	26	25	4.00%
New Under Contracts	40	31	29.03%
New Pending	47	32	46.88%
All Pending	53	40	32.50%

Financing (Sold)

Assumption	0
Cash	7
Conventional	9
FHA	1
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	3
21 to 30	1
31 to 60	3
61 to 90	1
91 to 120	2
121 to 180	3
181 to 360	1
361 to 720	0
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	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	1	0
\$100K to \$124,999	0	0	0	0	0	0	0	1	1	0
\$125K to \$149,999	1	0	0	0	0	0	1	2	0	1
\$150K to \$199,999	1	0	1	0	0	0	0	2	2	5
\$200K to \$249,999	0	1	3	1	0	0	0	5	10	7
\$250K to \$299,999	0	0	3	1	0	0	0	4	23	1
\$300K to \$399,999	0	0	3	0	2	0	0	5	10	8
\$400K to \$499,999	0	0	1	0	1	0	0	2	5	1
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	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	0	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	2	1	11	2	3	0	1	21	56	25
Avg Sold Price	\$151,250	\$215,000	\$278,909	\$247,500	\$373,333	\$0	\$149,900	\$259,829		
Prev Year - Avg Sold Price	\$269,667	\$159,000	\$233,013	\$0	\$557,500	\$0	\$111,100	\$244,157		
Avg Sold % Change	-43.91%	35.22%	19.70%	0.00%	-33.03%	0.00%	34.92%	6.42%		
Prev Year - # of Solds	3	2	12	0	2	0	3	22		

Active Detail