## August 2020

33953, Port Charlotte, FL

## Sold Summary

|  | Aug 2020 | Aug 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 8,479,093$ | $\$ 5,821,305$ | $45.66 \%$ |
| Avg Sold Price | $\$ 282,636$ | $\$ 232,852$ | $21.38 \%$ |
| Median Sold Price | $\$ 285,000$ | $\$ 245,000$ | $16.33 \%$ |
| Units Sold | 30 | 25 | $20.00 \%$ |
| Avg Days on Market | 70 | 108 | $-35.19 \%$ |
| Avg List Price for Solds | $\$ 293,470$ | $\$ 237,372$ | $23.63 \%$ |
| Avg SP to OLP Ratio | $93.9 \%$ | $94.7 \%$ | $-0.86 \%$ |
| Ratio of Avg SP to Avg OLP | $93.4 \%$ | $93.4 \%$ | $-0.01 \%$ |
| Attached Avg Sold Price | $\$ 202,000$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 295,042$ | $\$ 232,852$ | $26.71 \%$ |
| Attached Units Sold | 4 | 0 | $0 \%$ |
| Detached Units Sold | 26 | 25 | $4.00 \%$ |

## 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

|  | Aug 2020 | Aug 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 58 | 81 | $-28.40 \%$ |
| New Listings | 20 | 14 | $42.86 \%$ |
| New Under Contracts | 36 | 22 | $63.64 \%$ |
| New Pendings | 40 | 23 | $73.91 \%$ |
| All Pendings | 52 | 33 | $57.58 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 12 |
| Conventional | 14 |
| FHA | 1 |
| Other | 0 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 2 |
| 21 to 30 | 3 |
| 31 to 60 | 7 |
| 61 to 90 | 4 |
| 91 to 120 | 2 |
| 121 to 180 | 6 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

Active Detail

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Price Ranges | 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 | 1 | 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 | 0 | 0 | 0 | 1 |
| \$150K to \$199,999 | 2 | 1 | 2 | 1 | 0 | 0 | 1 | 7 | 2 | 7 |
| \$200K to \$249,999 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 4 | 7 | 3 |
| \$250K to \$299,999 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 18 | 1 |
| \$300K to \$399,999 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 9 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 3 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 4 | 3 | 19 | 1 | 1 | 0 | 2 | 30 | 42 | 13 |
| Avg Sold Price | \$246,188 | \$205,167 | \$312,339 | \$192,500 | \$480,000 | \$0 | \$135,950 | \$282,636 |  |  |
| Prev Year - Avg Sold Price | \$200,867 | \$0 | \$286,567 | \$0 | \$268,255 | \$0 | \$102,150 | \$232,852 |  |  |
| Avg Sold \% Change | 22.56\% | 0.00\% | 8.99\% | 0.00\% | 78.93\% | 0.00\% | 33.09\% | 21.38\% |  |  |
| Prev Year - \# of Solds | 9 | 0 | 12 | 0 | 1 | 0 | 3 | 25 |  |  |

