

# 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)

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)	1
I to 10	4
I1 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	AII		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	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		