## September 2020

33953, Port Charlotte, FL

## Sold Summary

|  | Sep 2020 | Sep 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 8,996,597$ | $\$ 6,639,600$ | $35.50 \%$ |
| Avg Sold Price | $\$ 264,606$ | $\$ 349,453$ | $-24.28 \%$ |
| Median Sold Price | $\$ 245,200$ | $\$ 202,000$ | $21.39 \%$ |
| Units Sold | 34 | 19 | $78.95 \%$ |
| Avg Days on Market | 94 | 88 | $6.82 \%$ |
| Avg List Price for Solds | $\$ 269,921$ | $\$ 400,395$ | $-32.59 \%$ |
| Avg SP to OLP Ratio | $98.0 \%$ | $93.8 \%$ | $4.46 \%$ |
| Ratio of Avg SP to Avg OLP | $98.0 \%$ | $83.9 \%$ | $16.69 \%$ |
| Attached Avg Sold Price | $\$ 211,625$ | $\$ 111,750$ | $89.37 \%$ |
| Detached Avg Sold Price | $\$ 271,670$ | $\$ 377,418$ | $-28.02 \%$ |
| Attached Units Sold | 4 | 2 | $100.00 \%$ |
| Detached Units Sold | 30 | 17 | $76.47 \%$ |

## 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

|  | Sep 2020 | Sep 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 70 | 96 | $-27.08 \%$ |
| New Listings | 38 | 24 | $58.33 \%$ |
| New Under Contracts | 26 | 18 | $44.44 \%$ |
| New Pendings | 28 | 18 | $55.56 \%$ |
| All Pendings | 43 | 28 | $53.57 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 6 |
| Conventional | 23 |
| FHA | 3 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 7 |
| 21 to 30 | 2 |
| 31 to 60 | 3 |
| 61 to 90 | 2 |
| 91 to 120 | 3 |
| 121 to 180 | 1 |
| 181 to 360 | 8 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold 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 | 0 | 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 | 0 | 3 |
| \$150K to \$199,999 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 4 | 1 | 5 |
| \$200K to \$249,999 | 0 | 3 | 6 | 0 | 4 | 0 | 0 | 13 | 8 | 4 |
| \$250K to \$299,999 | 1 | 0 | 5 | 0 | 1 | 0 | 0 | 7 | 22 | 2 |
| \$300K to \$399,999 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 12 | 1 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| \$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 | 1 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 4 | 21 | 0 | 5 | 0 | 0 | 34 | 49 | 18 |
| Avg Sold Price | \$220,875 | \$211,625 | \$289,390 | \$0 | \$237,883 | \$0 | \$0 | \$264,606 |  |  |
| Prev Year - Avg Sold Price | \$230,258 | \$111,750 | \$224,650 | \$0 | \$1,619,500 | \$0 | \$111,500 | \$349,453 |  |  |
| Avg Sold \% Change | -4.07\% | 89.37\% | 28.82\% | 0.00\% | -85.31\% | 0.00\% | 0.00\% | -24.28\% |  |  |
| Prev Year - \# of Solds | 6 | 2 | 7 | 0 | 2 | 0 | 2 | 19 |  |  |

