

## October 2020

33953, Port Charlotte, FL

#### **Sold Summary**

	Oct 2020	Oct 2019	% Change	
Sold Dollar Volume	\$7,732,740	\$3,553,750	117.59%	
Avg Sold Price	\$276,169	\$253,839	8.80%	
Median Sold Price	\$246,020	\$215,675	14.07%	
Units Sold	28	14	100.00%	
Avg Days on Market	77	100	-23.00%	
Avg List Price for Solds	\$282,580	\$260,143	8.62%	
Avg SP to OLP Ratio	96.7%	95.1%	1.72%	
Ratio of Avg SP to Avg OLP	96.6%	96.3%	0.25%	
Attached Avg Sold Price	\$208,300	\$186,225	11.85%	
Detached Avg Sold Price	\$284,314	\$265,108	7.24%	
Attached Units Sold	3	2	50.00%	
Detached Units Sold	25	12	108.33%	

### 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

	Oct 2020	Oct 2019	% Change		
Active Listings	72	109	-33.94%		
New Listings	46	35	31.43%		
New Under Contracts	39	21	85.71%		
New Pendings	41	25	64.00%		
All Pendings	53	34	55.88%		

# Financing (Sold)

0
15
9
2
0
0
2

# Days on Market (Sold)

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)	4
I to 10	7
I1 to 20	3
21 to 30	0
31 to 60	2
61 to 90	4
91 to 120	2
121 to 180	3
181 to 360	2
361 to 720	1
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	1	1	1	0
\$100K to \$124,999	0	0	1	0	0	0	1	2	0	3
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	1
\$150K to \$199,999	3	0	0	1	0	0	1	5	1	7
\$200K to \$249,999	1	2	3	0	1	0	0	7	4	6
\$250K to \$299,999	2	0	1	0	2	0	0	5	20	1
\$300K to \$399,999	0	0	2	0	0	0	0	2	11	2
\$400K to \$499,999	1	0	2	0	0	0	0	3	2	1
\$500K to \$599,999	0	0	2	0	0	0	0	2	2	1
\$600K to \$799,999	0	0	1	0	0	0	0	1	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	2	1
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	7	2	12	1	3	0	3	28	45	23
Avg Sold Price	\$243,786	\$217,450	\$359,042	\$190,000	\$253,280	\$0	\$111,000	\$276,169		
Prev Year - Avg Sold Price	\$394,950	\$186,225	\$242,367	\$0	\$359,383	\$0	\$127,000	\$253,839		
Avg Sold % Change	-38.27%	16.77%	48.14%	0.00%	-29.52%	0.00%	-12.60%	8.80%		
Prev Year - # of Solds	1	2	6	0	3	0	2	14		