## 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)

| Assumption | 0 |
| :--- | :---: |
| Cash | 15 |
| Conventional | 9 |
| FHA | 2 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 4 |
| :--- | :--- |
| 1 to 10 | 7 |
| 11 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

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | $\begin{gathered} \text { All } \\ \hline \text { MH/Man/Mod } \\ \hline \end{gathered}$ | 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 | 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 |  |  |

