

December 2020
33953, Port Charlotte, FL

Sold Summary

	Dec 2020	Dec 2019	% Change
Sold Dollar Volume	\$9,218,794	\$5,579,300	65.23%
Avg Sold Price	\$317,889	\$278,965	13.95%
Median Sold Price	\$282,500	\$274,800	2.80%
Units Sold	29	20	45.00%
Avg Days on Market	45	91	-50.55%
Avg List Price for Solds	\$323,183	\$289,897	11.48%
Avg SP to OLP Ratio	98.1%	94.9%	3.43%
Ratio of Avg SP to Avg OLP	97.9%	94.0%	4.13%
Attached Avg Sold Price	\$210,000	\$218,500	-3.89%
Detached Avg Sold Price	\$346,035	\$285,683	21.13%
Attached Units Sold	6	2	200.00%
Detached Units Sold	23	18	27.78%

- 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

	Dec 2020	Dec 2019	% Change
Active Listings	50	114	-56.14%
New Listings	23	12	91.67%
New Under Contracts	35	17	105.88%
New Pending	40	20	100.00%
All Pending	50	26	92.31%

Financing (Sold)

Assumption	0
Cash	11
Conventional	14
FHA	1
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	3
1 to 10	10
11 to 20	2
21 to 30	2
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	2
181 to 360	0
361 to 720	1
721+	0

Sold Detail

	2 or Less BR		3 BR		4 or More BR		All		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	2	0
\$100K to \$124,999	0	0	0	0	0	0	0	0	0	1
\$125K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	2	0	0	0	0	0	2	1	4
\$200K to \$249,999	1	2	3	1	0	0	0	7	4	4
\$250K to \$299,999	2	0	4	1	1	0	0	8	14	2
\$300K to \$399,999	1	0	5	0	0	0	0	6	8	0
\$400K to \$499,999	0	0	2	0	2	0	0	4	0	1
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	1	0	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	2	0
Total	4	4	14	2	5	0	0	29	33	13
Avg Sold Price	\$284,125	\$197,500	\$321,075	\$235,000	\$465,450	\$0	\$0	\$317,889		
Prev Year - Avg Sold Price	\$275,625	\$162,000	\$304,831	\$275,000	\$0	\$0	\$77,000	\$278,965		
Avg Sold % Change	3.08%	21.91%	5.33%	-14.55%	0.00%	0.00%	0.00%	13.95%		
Prev Year - # of Solds	4	1	13	1	0	0	1	20		

Active Detail