## December 2018

33954, Port Charlotte, FL

## Sold Summary

|  | Dec 2018 | Dec 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 2,677,000$ | $\$ 3,544,063$ | $-24.47 \%$ |
| Avg Sold Price | $\$ 205,923$ | $\$ 196,892$ | $4.59 \%$ |
| Median Sold Price | $\$ 216,500$ | $\$ 210,000$ | $3.10 \%$ |
| Units Sold | 13 | 18 | $-27.78 \%$ |
| Avg Days on Market | 52 | 25 | $108.00 \%$ |
| Avg List Price for Solds | $\$ 210,984$ | $\$ 201,631$ | $4.64 \%$ |
| Avg SP to OLP Ratio | $95.1 \%$ | $96.2 \%$ | $-1.13 \%$ |
| Ratio of Avg SP to Avg OLP | $94.7 \%$ | $96.4 \%$ | $-1.73 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 205,923$ | $\$ 196,892$ | $4.59 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 13 | 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 2018 | Dec 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 70 | 63 | $11.11 \%$ |
| New Listings | 15 | 22 | $-31.82 \%$ |
| New Under Contracts | 17 | 24 | $-29.17 \%$ |
| New Pendings | 20 | 28 | $-28.57 \%$ |
| All Pendings | 34 | 35 | $-2.86 \%$ |

Financing (Sold)

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

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 2 |
| 21 to 30 | 0 |
| 31 to 60 | 0 |
| 61 to 90 | 2 |
| 91 to 120 | 2 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

Active 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 | 2 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$125K to \$149,999 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 3 | 0 |
| \$150K to \$199,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 9 | 0 |
| \$200K to \$249,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 23 | 0 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 19 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 12 | 0 | 0 | 0 | 0 | 13 | 70 | 0 |
| Avg Sold Price | \$144,000 | \$0 | \$211,083 | \$0 | \$0 | \$0 | \$0 | \$205,923 |  |  |
| Prev Year - Avg Sold Price | \$133,685 | \$0 | \$208,288 | \$0 | \$254,938 | \$0 | \$0 | \$196,892 |  |  |
| Avg Sold \% Change | 7.72\% | 0.00\% | 1.34\% | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 4.59\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 12 | 0 | 2 | 0 | 0 | 18 |  |  |

