

### December 2018

33954, Port Charlotte, FL

### **Sold Summary**

| 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   |   |  |  |
|--------------|---|--|--|
| Cash         |   |  |  |
| Conventional | 6 |  |  |
| FHA          | 2 |  |  |
| Other        | 0 |  |  |
| Owner        | 0 |  |  |
| VA           | 2 |  |  |

# Days on Market (Sold)

| .,         |   |
|------------|---|
| ס          | 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**

| Sold Detail                |           |             |           |             |           |             | Active Detail |           |           |             |
|----------------------------|-----------|-------------|-----------|-------------|-----------|-------------|---------------|-----------|-----------|-------------|
|                            | 2 or      | Less BR     |           | 3 BR        | 4 or      | More BR     | All           |           | Activ     | e 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         | 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 |           |             |

0.00%

2

0.00%

0

0.00%

0

4.59%

18

0.00%

0

1.34%

12



7.72%

0.00%

0

Avg Sold % Change

Prev Year - # of Solds

