## January 2020

33954, Port Charlotte, FL

## Sold Summary

|  | Jan 2020 | Jan 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 2,191,300$ | $\$ 4,167,449$ | $-47.42 \%$ |
| Avg Sold Price | $\$ 219,130$ | $\$ 208,372$ | $5.16 \%$ |
| Median Sold Price | $\$ 205,000$ | $\$ 198,250$ | $3.40 \%$ |
| Units Sold | 10 | 20 | $-50.00 \%$ |
| Avg Days on Market | 58 | 38 | $52.63 \%$ |
| Avg List Price for Solds | $\$ 222,230$ | $\$ 213,452$ | $4.11 \%$ |
| Avg SP to OLP Ratio | $95.5 \%$ | $96.9 \%$ | $-1.50 \%$ |
| Ratio of Avg SP to Avg OLP | $95.6 \%$ | $96.4 \%$ | $-0.81 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 219,130$ | $\$ 208,372$ | $5.16 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 10 | 20 | $-50.00 \%$ |

## Notes:

- $\mathrm{SP}=$ 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

|  | Jan 2020 | Jan 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 56 | 78 | $-28.21 \%$ |
| New Listings | 34 | 29 | $17.24 \%$ |
| New Under Contracts | 30 | 18 | $66.67 \%$ |
| New Pendings | 35 | 20 | $75.00 \%$ |
| All Pendings | 40 | 32 | $25.00 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :--- |
| Cash | 1 |
| Conventional | 6 |
| FHA | 3 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

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

## Sold Detail

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | 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 | 0 | 0 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$125K to \$149,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4 | 0 |
| \$150K to \$199,999 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 4 | 8 | 0 |
| \$200K to \$249,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 16 | 0 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 19 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 8 | 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 | 8 | 0 | 1 | 0 | 0 | 10 | 56 | 0 |
| Avg Sold Price | \$175,000 | \$0 | \$210,788 | \$0 | \$330,000 | \$0 | \$0 | \$219,130 |  |  |
| Prev Year - Avg Sold Price | \$152,450 | \$0 | \$203,650 | \$0 | \$302,075 | \$0 | \$0 | \$208,372 |  |  |
| Avg Sold \% Change | 14.79\% | 0.00\% | 3.51\% | 0.00\% | 9.24\% | 0.00\% | 0.00\% | 5.16\% |  |  |
| Prev Year - \# of Solds | 2 | 0 | 16 | 0 | 2 | 0 | 0 | 20 |  |  |

