## March 2020

33954, Port Charlotte, FL

## Sold Summary

|  | Mar 2020 | Mar 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 6,279,970$ | $\$ 5,629,811$ | $11.55 \%$ |
| Avg Sold Price | $\$ 216,551$ | $\$ 225,192$ | $-3.84 \%$ |
| Median Sold Price | $\$ 215,000$ | $\$ 220,000$ | $-2.27 \%$ |
| Units Sold | 29 | 25 | $16.00 \%$ |
| Avg Days on Market | 33 | 76 | $-56.58 \%$ |
| Avg List Price for Solds | $\$ 220,821$ | $\$ 233,110$ | $-5.27 \%$ |
| Avg SP to OLP Ratio | $96.8 \%$ | $92.1 \%$ | $5.14 \%$ |
| Ratio of Avg SP to Avg OLP | $96.8 \%$ | $92.0 \%$ | $5.25 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 216,551$ | $\$ 225,192$ | $-3.84 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 29 | 25 | $16.00 \%$ |

## 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

|  | Mar 2020 | Mar 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 61 | 66 | $-7.58 \%$ |
| New Listings | 33 | 28 | $17.86 \%$ |
| New Under Contracts | 26 | 24 | $8.33 \%$ |
| New Pendings | 32 | 26 | $23.08 \%$ |
| All Pendings | 42 | 39 | $7.69 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 5 |
| Conventional | 8 |
| FHA | 14 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 10 |
| 11 to 20 | 5 |
| 21 to 30 | 3 |
| 31 to 60 | 6 |
| 61 to 90 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 2 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold 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 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| \$125K to \$149,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| \$150K to \$199,999 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 13 | 0 |
| \$200K to \$249,999 | 0 | 0 | 7 | 0 | 1 | 0 | 0 | 8 | 17 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 7 | 17 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 8 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 2 | 0 | 23 | 0 | 4 | 0 | 0 | 29 | 61 | 0 |
| Avg Sold Price | \$142,400 | \$0 | \$214,923 | \$0 | \$262,983 | \$0 | \$0 | \$216,551 |  |  |
| Prev Year - Avg Sold Price | \$148,406 | \$0 | \$228,367 | \$0 | \$244,480 | \$0 | \$0 | \$225,192 |  |  |
| Avg Sold \% Change | -4.05\% | 0.00\% | -5.89\% | 0.00\% | 7.57\% | 0.00\% | 0.00\% | -3.84\% |  |  |
| Prev Year - \# of Solds | 2 | 0 | 18 | 0 | 5 | 0 | 0 | 25 |  |  |

