## December 2020

33954, Port Charlotte, FL

## Sold Summary

|  | Dec 2020 | Dec 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,444,025$ | $\$ 4,197,435$ | $29.70 \%$ |
| Avg Sold Price | $\$ 226,834$ | $\$ 220,918$ | $2.68 \%$ |
| Median Sold Price | $\$ 205,422$ | $\$ 219,000$ | $-6.20 \%$ |
| Units Sold | 24 | 19 | $26.32 \%$ |
| Avg Days on Market | 15 | 85 | $-82.35 \%$ |
| Avg List Price for Solds | $\$ 233,336$ | $\$ 224,389$ | $3.99 \%$ |
| Avg SP to OLP Ratio | $97.3 \%$ | $96.0 \%$ | $1.36 \%$ |
| Ratio of Avg SP to Avg OLP | $100.3 \%$ | $95.5 \%$ | $4.94 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 226,834$ | $\$ 220,918$ | $2.68 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 24 | 19 | $26.32 \%$ |

## 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 | 29 | 56 | $-48.21 \%$ |
| New Listings | 17 | 27 | $-37.04 \%$ |
| New Under Contracts | 26 | 20 | $30.00 \%$ |
| New Pendings | 27 | 21 | $28.57 \%$ |
| All Pendings | 41 | 23 | $78.26 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 10 |
| FHA | 3 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 4 |
| :--- | :--- |
| 1 to 10 | 9 |
| 11 to 20 | 5 |
| 21 to 30 | 2 |
| 31 to 60 | 3 |
| 61 to 90 | 0 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 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 | 0 | 0 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 2 | 0 | 8 | 0 | 0 | 0 | 0 | 10 | 5 | 0 |
| \$200K to \$249,999 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 13 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 1 | 0 | 0 | 5 | 7 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 3 | 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 | 1 | 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 | 21 | 0 | 1 | 0 | 0 | 24 | 29 | 0 |
| Avg Sold Price | \$161,750 | \$0 | \$231,215 | \$0 | \$265,000 | \$0 | \$0 | \$226,834 |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$217,932 | \$0 | \$246,293 | \$0 | \$0 | \$220,918 |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 6.10\% | 0.00\% | 7.60\% | 0.00\% | 0.00\% | 2.68\% |  |  |
| Prev Year - \# of Solds | 0 | 0 | 17 | 0 | 2 | 0 | 0 | 19 |  |  |

