## February 2017

33981, Port Charlotte, FL

## Sold Summary

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,724,650$ | $\$ 6,099,672$ | $26.64 \%$ |
| Avg Sold Price | $\$ 220,704$ | $\$ 243,987$ | $-9.54 \%$ |
| Median Sold Price | $\$ 190,000$ | $\$ 179,000$ | $6.15 \%$ |
| Units Sold | 35 | 25 | $40.00 \%$ |
| Avg Days on Market | 68 | 65 | $4.62 \%$ |
| Avg List Price for Solds | $\$ 231,194$ | $\$ 252,392$ | $-8.40 \%$ |
| Avg SP to OLP Ratio | $94.1 \%$ | $95.5 \%$ | $-1.41 \%$ |
| Ratio of Avg SP to Avg OLP | $93.9 \%$ | $94.0 \%$ | $-0.18 \%$ |
| Attached Avg Sold Price | $\$ 210,000$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 221,019$ | $\$ 243,987$ | $-9.41 \%$ |
| Attached Units Sold | 1 | 0 | $0 \%$ |
| Detached Units Sold | 34 | 25 | $36.00 \%$ |

## 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

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 219 | 193 | $13.47 \%$ |
| New Listings | 50 | 55 | $-9.09 \%$ |
| New Under Contracts | 36 | 32 | $12.50 \%$ |
| New Pendings | 42 | 51 | $-17.65 \%$ |
| All Pendings | 68 | 81 | $-16.05 \%$ |

Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 12 |
| Conventional | 16 |
| FHA | 4 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 1 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 6 |
| 91 to 120 | 3 |
| 121 to 180 | 4 |
| 181 to 360 | 0 |
| 361 to 720 | 1 |
| $721+$ | 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 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| \$100K to \$124,999 | 7 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 2 | 0 |
| \$125K to \$149,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 10 | 0 |
| \$150K to \$199,999 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 23 | 0 |
| \$200K to \$249,999 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 3 | 33 | 1 |
| \$250K to \$299,999 | 1 | 0 | 2 | 0 | 2 | 0 | 0 | 5 | 31 | 0 |
| \$300K to \$399,999 | 0 | 0 | 4 | 0 | 1 | 0 | 0 | 5 | 35 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 46 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 17 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Total | 11 | 0 | 17 | 1 | 6 | 0 | 0 | 35 | 212 | 1 |
| Avg Sold Price | \$133,605 | \$0 | \$230,471 | \$210,000 | \$354,500 | \$0 | \$0 | \$220,704 |  |  |
| Prev Year - Avg Sold Price | \$124,684 | \$0 | \$252,326 | \$0 | \$480,667 | \$0 | \$0 | \$243,987 |  |  |
| Avg Sold \% Change | 7.15\% | 0.00\% | -8.66\% | 0.00\% | -26.25\% | 0.00\% | 0.00\% | -9.54\% |  |  |
| Prev Year - \# of Solds | 7 | 0 | 15 | 0 | 3 | 0 | 0 | 25 |  |  |

