## March 2017

33981, Port Charlotte, FL

## Sold Summary

|  | Mar 2017 | Mar 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 10,750,549$ | $\$ 7,935,380$ | $35.48 \%$ |
| Avg Sold Price | $\$ 238,901$ | $\$ 203,471$ | $17.41 \%$ |
| Median Sold Price | $\$ 210,000$ | $\$ 182,500$ | $15.07 \%$ |
| Units Sold | 45 | 39 | $15.38 \%$ |
| Avg Days on Market | 56 | 73 | $-23.29 \%$ |
| Avg List Price for Solds | $\$ 245,668$ | $\$ 208,901$ | $17.60 \%$ |
| Avg SP to OLP Ratio | $96.3 \%$ | $94.1 \%$ | $2.31 \%$ |
| Ratio of Avg SP to Avg OLP | $96.1 \%$ | $93.8 \%$ | $2.44 \%$ |
| Attached Avg Sold Price | $\$ 95,000$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 242,172$ | $\$ 203,471$ | $19.02 \%$ |
| Attached Units Sold | 1 | 0 | $0 \%$ |
| Detached Units Sold | 44 | 39 | $12.82 \%$ |

## 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 2017 | Mar 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 198 | 193 | $2.59 \%$ |
| New Listings | 49 | 54 | $-9.26 \%$ |
| New Under Contracts | 65 | 28 | $132.14 \%$ |
| New Pendings | 68 | 43 | $58.14 \%$ |
| All Pendings | 85 | 81 | $4.94 \%$ |

Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 20 |
| Conventional | 19 |
| FHA | 4 |
| Other | 0 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 5 |
| :--- | :---: |
| 1 to 10 | 11 |
| 11 to 20 | 5 |
| 21 to 30 | 1 |
| 31 to 60 | 7 |
| 61 to 90 | 8 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 3 |
| 361 to 720 | 0 |
| $721+$ | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$100K to \$124,999 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| \$125K to \$149,999 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 4 | 9 | 0 |
| \$150K to \$199,999 | 1 | 0 | 10 | 0 | 1 | 0 | 0 | 12 | 18 | 0 |
| \$200K to \$249,999 | 1 | 0 | 4 | 0 | 4 | 0 | 0 | 9 | 33 | 1 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 1 | 0 | 0 | 5 | 25 | 0 |
| \$300K to \$399,999 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 33 | 0 |
| \$400K to \$499,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 45 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 13 | 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 | 5 | 0 |
| Total | 5 | 1 | 33 | 0 | 6 | 0 | 0 | 45 | 192 | 1 |
| Avg Sold Price | \$147,880 | \$95,000 | \$260,806 | \$0 | \$218,258 | \$0 | \$0 | \$238,901 |  |  |
| Prev Year - Avg Sold Price | \$166,750 | \$0 | \$220,197 | \$0 | \$234,466 | \$0 | \$55,000 | \$203,471 |  |  |
| Avg Sold \% Change | -11.32\% | 0.00\% | 18.44\% | 0.00\% | -6.91\% | 0.00\% | 0.00\% | 17.41\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 28 | 0 | 4 | 0 | 3 | 39 |  |  |

