## August 2017

33981, Port Charlotte, FL

## Sold Summary

|  | Aug 2017 | Aug 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,520,552$ | $\$ 10,460,287$ | $48.38 \%$ |
| Avg Sold Price | $\$ 287,418$ | $\$ 249,054$ | $15.40 \%$ |
| Median Sold Price | $\$ 264,075$ | $\$ 211,500$ | $24.86 \%$ |
| Units Sold | 54 | 42 | $28.57 \%$ |
| Avg Days on Market | 73 | 81 | $-9.88 \%$ |
| Avg List Price for Solds | $\$ 293,716$ | $\$ 259,637$ | $13.13 \%$ |
| Avg SP to OLP Ratio | $96.3 \%$ | $94.3 \%$ | $2.09 \%$ |
| Ratio of Avg SP to Avg OLP | $96.1 \%$ | $93.1 \%$ | $3.23 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 287,418$ | $\$ 249,054$ | $15.40 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 54 | 42 | $28.57 \%$ |

## 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

|  | Aug 2017 | Aug 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 156 | 145 | $7.59 \%$ |
| New Listings | 52 | 35 | $48.57 \%$ |
| New Under Contracts | 51 | 30 | $70.00 \%$ |
| New Pendings | 53 | 47 | $12.77 \%$ |
| All Pendings | 71 | 77 | $-7.79 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 20 |
| Conventional | 26 |
| FHA | 3 |
| Other | 2 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 6 |
| :--- | :--- |
| 1 to 10 | 9 |
| 11 to 20 | 9 |
| 21 to 30 | 7 |
| 31 to 60 | 5 |
| 61 to 90 | 4 |
| 91 to 120 | 6 |
| 121 to 180 | 4 |
| 181 to 360 | 1 |
| 361 to 720 | 3 |
| $721+$ | 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 | 4 | 4 | 0 | 0 |
| \$100K to \$124,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| \$125K to \$149,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 0 |
| \$150K to \$199,999 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 13 | 0 |
| \$200K to \$249,999 | 0 | 0 | 7 | 0 | 2 | 0 | 0 | 9 | 31 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 8 | 28 | 0 |
| \$300K to \$399,999 | 0 | 0 | 8 | 0 | 4 | 0 | 0 | 12 | 32 | 0 |
| \$400K to \$499,999 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 26 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 10 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Total | 3 | 0 | 35 | 0 | 12 | 0 | 4 | 54 | 154 | 0 |
| Avg Sold Price | \$223,333 | \$0 | \$286,040 | \$0 | \$375,103 | \$0 | \$84,475 | \$287,418 |  |  |
| Prev Year - Avg Sold Price | \$150,817 | \$0 | \$274,382 | \$0 | \$279,760 | \$0 | \$99,750 | \$249,054 |  |  |
| Avg Sold \% Change | 48.08\% | 0.00\% | 4.25\% | 0.00\% | 34.08\% | 0.00\% | -15.31\% | 15.40\% |  |  |
| Prev Year - \# of Solds | 6 | 0 | 29 | 0 | 5 | 0 | 2 | 42 |  |  |

