## July 2018

33981, Port Charlotte, FL

## Sold Summary

|  | Jul 2018 | Jul 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 9,940,800$ | $\$ 11,342,291$ | $-12.36 \%$ |
| Avg Sold Price | $\$ 292,376$ | $\$ 263,774$ | $10.84 \%$ |
| Median Sold Price | $\$ 285,000$ | $\$ 239,900$ | $18.80 \%$ |
| Units Sold | 34 | 43 | $-20.93 \%$ |
| Avg Days on Market | 64 | 80 | $-20.00 \%$ |
| Avg List Price for Solds | $\$ 301,297$ | $\$ 272,856$ | $10.42 \%$ |
| Avg SP to OLP Ratio | $95.6 \%$ | $96.0 \%$ | $-0.41 \%$ |
| Ratio of Avg SP to Avg OLP | $95.3 \%$ | $95.3 \%$ | $0.01 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 292,376$ | $\$ 263,774$ | $10.84 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 34 | 43 | $-20.93 \%$ |

## 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

|  | Jul 2018 | Jul 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 188 | 164 | $14.63 \%$ |
| New Listings | 44 | 40 | $10.00 \%$ |
| New Under Contracts | 40 | 43 | $-6.98 \%$ |
| New Pendings | 43 | 45 | $-4.44 \%$ |
| All Pendings | 68 | 76 | $-10.53 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 14 |
| Conventional | 13 |
| FHA | 4 |
| Other | 1 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 5 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 5 |
| 91 to 120 | 1 |
| 121 to 180 | 2 |
| 181 to 360 | 1 |
| 361 to 720 | 1 |
| $721+$ | 0 |

## Sold Detail

Active 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 |
| \$125K to \$149,999 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 5 | 0 |
| \$150K to \$199,999 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 11 | 0 |
| \$200K to \$249,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 3 | 32 | 0 |
| \$250K to \$299,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 42 | 0 |
| \$300K to \$399,999 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 42 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 32 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 8 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 5 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Total | 3 | 0 | 28 | 0 | 2 | 0 | 1 | 34 | 184 | 0 |
| Avg Sold Price | \$132,833 | \$0 | \$320,925 | \$0 | \$215,700 | \$0 | \$125,000 | \$292,376 |  |  |
| Prev Year - Avg Sold Price | \$178,500 | \$0 | \$280,832 | \$0 | \$287,082 | \$0 | \$87,500 | \$263,774 |  |  |
| Avg Sold \% Change | -25.58\% | 0.00\% | 14.28\% | 0.00\% | -24.86\% | 0.00\% | 42.86\% | 10.84\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 27 | 0 | 10 | 0 | 2 | 43 |  |  |

