## October 2018

33981, Port Charlotte, FL

## Sold Summary

|  | Oct 2018 | Oct 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 12,073,909$ | $\$ 8,309,360$ | $45.30 \%$ |
| Avg Sold Price | $\$ 280,789$ | $\$ 259,668$ | $8.13 \%$ |
| Median Sold Price | $\$ 284,200$ | $\$ 201,950$ | $40.73 \%$ |
| Units Sold | 43 | 32 | $34.38 \%$ |
| Avg Days on Market | 77 | 59 | $30.51 \%$ |
| Avg List Price for Solds | $\$ 287,658$ | $\$ 264,058$ | $8.94 \%$ |
| Avg SP to OLP Ratio | $96.1 \%$ | $96.8 \%$ | $-0.73 \%$ |
| Ratio of Avg SP to Avg OLP | $97.5 \%$ | $96.3 \%$ | $1.22 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 280,789$ | $\$ 259,668$ | $8.13 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 43 | 32 | $34.38 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- $L P=$ List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Oct 2018 | Oct 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 191 | 168 | $13.69 \%$ |
| New Listings | 51 | 49 | $4.08 \%$ |
| New Under Contracts | 33 | 41 | $-19.51 \%$ |
| New Pendings | 37 | 48 | $-22.92 \%$ |
| All Pendings | 55 | 61 | $-9.84 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 19 |
| FHA | 7 |
| Other | 1 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :--- |
| 1 to 10 | 8 |
| 11 to 20 | 4 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 8 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 181 to 360 | 6 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| \$125K to \$149,999 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 0 |
| \$150K to \$199,999 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 18 | 0 |
| \$200K to \$249,999 | 1 | 0 | 8 | 0 | 1 | 0 | 0 | 10 | 23 | 0 |
| \$250K to \$299,999 | 1 | 0 | 6 | 0 | 3 | 0 | 0 | 10 | 50 | 0 |
| \$300K to \$399,999 | 0 | 0 | 5 | 0 | 2 | 0 | 0 | 7 | 34 | 0 |
| \$400K to \$499,999 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 6 | 29 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 15 | 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 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 5 | 0 | 29 | 0 | 9 | 0 | 0 | 43 | 188 | 0 |
| Avg Sold Price | \$188,454 | \$0 | \$276,088 | \$0 | \$347,232 | \$0 | \$0 | \$280,789 |  |  |
| Prev Year - Avg Sold Price | \$140,363 | \$0 | \$254,475 | \$0 | \$408,627 | \$0 | \$0 | \$259,668 |  |  |
| Avg Sold \% Change | 34.26\% | 0.00\% | 8.49\% | 0.00\% | -15.02\% | 0.00\% | 0.00\% | 8.13\% |  |  |
| Prev Year - \# of Solds | 8 | 0 | 17 | 0 | 7 | 0 | 0 | 32 |  |  |

