## November 2018

33981, Port Charlotte, FL

## Sold Summary

|  | Nov 2018 | Nov 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 8,811,992$ | $\$ 10,296,700$ | $-14.42 \%$ |
| Avg Sold Price | $\$ 284,258$ | $\$ 286,019$ | $-0.62 \%$ |
| Median Sold Price | $\$ 277,500$ | $\$ 270,725$ | $2.50 \%$ |
| Units Sold | 31 | 36 | $-13.89 \%$ |
| Avg Days on Market | 101 | 92 | $9.78 \%$ |
| Avg List Price for Solds | $\$ 291,202$ | $\$ 295,651$ | $-1.50 \%$ |
| Avg SP to OLP Ratio | $93.9 \%$ | $95.7 \%$ | $-1.90 \%$ |
| Ratio of Avg SP to Avg OLP | $92.9 \%$ | $96.4 \%$ | $-3.57 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 284,258$ | $\$ 286,019$ | $-0.62 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 31 | 36 | $-13.89 \%$ |

## Notes:

- $\mathrm{SP}=$ 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

|  | Nov 2018 | Nov 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 207 | 161 | $28.57 \%$ |
| New Listings | 56 | 34 | $64.71 \%$ |
| New Under Contracts | 35 | 32 | $9.38 \%$ |
| New Pendings | 37 | 35 | $5.71 \%$ |
| All Pendings | 56 | 53 | $5.66 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 12 |
| FHA | 4 |
| Other | 3 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 2 |
| 21 to 30 | 3 |
| 31 to 60 | 1 |
| 61 to 90 | 4 |
| 91 to 120 | 2 |
| 121 to 180 | 5 |
| 181 to 360 | 5 |
| 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| \$125K to \$149,999 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 4 | 9 | 0 |
| \$150K to \$199,999 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 4 | 19 | 0 |
| \$200K to \$249,999 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 4 | 28 | 0 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 48 | 0 |
| \$300K to \$399,999 | 0 | 0 | 6 | 0 | 3 | 0 | 0 | 9 | 41 | 0 |
| \$400K to \$499,999 | 0 | 0 | 4 | 0 | 1 | 0 | 0 | 5 | 28 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 1 | 0 |
| Total | 4 | 0 | 21 | 0 | 6 | 0 | 0 | 31 | 203 | 0 |
| Avg Sold Price | \$135,100 | \$0 | \$298,478 | \$0 | \$333,925 | \$0 | \$0 | \$284,258 |  |  |
| Prev Year - Avg Sold Price | \$205,929 | \$0 | \$305,421 | \$0 | \$339,479 | \$0 | \$65,000 | \$286,019 |  |  |
| Avg Sold \% Change | -34.39\% | 0.00\% | -2.27\% | 0.00\% | -1.64\% | 0.00\% | 0.00\% | -0.62\% |  |  |
| Prev Year - \# of Solds | 7 | 0 | 21 | 0 | 7 | 0 | 1 | 36 |  |  |

