## January 2019

33981, Port Charlotte, FL

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 9,599,700$ | $\$ 8,421,550$ | $13.99 \%$ |
| Avg Sold Price | $\$ 299,991$ | $\$ 263,173$ | $13.99 \%$ |
| Median Sold Price | $\$ 270,588$ | $\$ 216,900$ | $24.75 \%$ |
| Units Sold | 32 | 32 | $0.00 \%$ |
| Avg Days on Market | 76 | 63 | $20.63 \%$ |
| Avg List Price for Solds | $\$ 309,480$ | $\$ 270,947$ | $14.22 \%$ |
| Avg SP to OLP Ratio | $94.7 \%$ | $96.2 \%$ | $-1.60 \%$ |
| Ratio of Avg SP to Avg OLP | $94.8 \%$ | $96.9 \%$ | $-2.15 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 102,900$ | $\%$ |
| Detached Avg Sold Price | $\$ 299,991$ | $\$ 268,344$ | $11.79 \%$ |
| Attached Units Sold | 0 | 1 | $\%$ |
| Detached Units Sold | 32 | 31 | $3.23 \%$ |

## 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

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 230 | 207 | $11.11 \%$ |
| New Listings | 58 | 77 | $-24.68 \%$ |
| New Under Contracts | 38 | 44 | $-13.64 \%$ |
| New Pendings | 42 | 47 | $-10.64 \%$ |
| All Pendings | 52 | 53 | $-1.89 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 11 |
| Conventional | 15 |
| FHA | 2 |
| Other | 1 |
| Owner | 0 |
| VA | 3 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 2 |
| 21 to 30 | 4 |
| 31 to 60 | 8 |
| 61 to 90 | 4 |
| 91 to 120 | 2 |
| 121 to 180 | 3 |
| 181 to 360 | 4 |
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 2 | 2 | 0 |
| \$125K to \$149,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 9 | 0 |
| \$150K to \$199,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 28 | 0 |
| \$200K to \$249,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 25 | 0 |
| \$250K to \$299,999 | 1 | 0 | 3 | 0 | 2 | 0 | 0 | 6 | 45 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 4 | 49 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 1 | 0 | 0 | 6 | 39 | 0 |
| \$500K to \$599,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 21 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 7 | 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 | 1 | 0 | 24 | 0 | 6 | 0 | 1 | 32 | 227 | 0 |
| Avg Sold Price | \$285,000 | \$0 | \$298,936 | \$0 | \$341,704 | \$0 | \$90,000 | \$299,991 |  |  |
| Prev Year - Avg Sold Price | \$149,375 | \$102,900 | \$327,488 | \$0 | \$224,450 | \$0 | \$125,000 | \$263,173 |  |  |
| Avg Sold \% Change | 90.79\% | 0.00\% | -8.72\% | 0.00\% | 52.24\% | 0.00\% | -28.00\% | 13.99\% |  |  |
| Prev Year - \# of Solds | 8 | 1 | 20 | 0 | 2 | 0 | 1 | 32 |  |  |

