April 2019
33981, Port Charlotte, FL

## Sold Summary

|  | Apr 2019 | Apr 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 12,890,393$ | $\$ 13,832,872$ | $-6.81 \%$ |
| Avg Sold Price | $\$ 292,963$ | $\$ 276,657$ | $5.89 \%$ |
| Median Sold Price | $\$ 245,500$ | $\$ 249,500$ | $-1.60 \%$ |
| Units Sold | 44 | 50 | $-12.00 \%$ |
| Avg Days on Market | 87 | 71 | $22.54 \%$ |
| Avg List Price for Solds | $\$ 302,404$ | $\$ 285,867$ | $5.78 \%$ |
| Avg SP to OLP Ratio | $93.7 \%$ | $94.2 \%$ | $-0.48 \%$ |
| Ratio of Avg SP to Avg OLP | $93.0 \%$ | $94.4 \%$ | $-1.44 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 89,000$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 292,963$ | $\$ 280,487$ | $4.45 \%$ |
| Attached Units Sold | 0 | 1 | $0 \%$ |
| Detached Units Sold | 44 | 49 | $-10.20 \%$ |

## 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

|  | Apr 2019 | Apr 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 199 | 206 | $-3.40 \%$ |
| New Listings | 68 | 43 | $58.14 \%$ |
| New Under Contracts | 58 | 49 | $18.37 \%$ |
| New Pendings | 60 | 54 | $11.11 \%$ |
| All Pendings | 89 | 76 | $17.11 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 15 |
| Conventional | 15 |
| FHA | 7 |
| Other | 1 |
| Owner | 0 |
| VA | 6 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 6 |
| 21 to 30 | 4 |
| 31 to 60 | 6 |
| 61 to 90 | 7 |
| 91 to 120 | 4 |
| 121 to 180 | 6 |
| 181 to 360 | 6 |
| 361 to 720 | 0 |
| $721+$ | 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 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 0 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| \$150K to \$199,999 | 6 | 0 | 5 | 0 | 0 | 0 | 0 | 11 | 30 | 0 |
| \$200K to \$249,999 | 0 | 0 | 7 | 0 | 3 | 0 | 0 | 10 | 25 | 0 |
| \$250K to \$299,999 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 6 | 36 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 4 | 43 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 1 | 0 | 0 | 6 | 34 | 0 |
| \$500K to \$599,999 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 5 | 13 | 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 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Total | 8 | 0 | 24 | 0 | 12 | 0 | 0 | 44 | 195 | 0 |
| Avg Sold Price | \$159,618 | \$0 | \$307,908 | \$0 | \$351,971 | \$0 | \$0 | \$292,963 |  |  |
| Prev Year - Avg Sold Price | \$187,986 | \$89,000 | \$314,223 | \$0 | \$338,547 | \$0 | \$73,225 | \$276,657 |  |  |
| Avg Sold \% Change | -15.09\% | 0.00\% | -2.01\% | 0.00\% | 3.97\% | 0.00\% | 0.00\% | 5.89\% |  |  |
| Prev Year - \# of Solds | 7 | 1 | 30 | 0 | 8 | 0 | 4 | 50 |  |  |

