## January 2020

33981, Port Charlotte, FL

## Sold Summary

|  | Jan 2020 | Jan 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 10,959,428$ | $\$ 9,599,700$ | $14.16 \%$ |
| Avg Sold Price | $\$ 322,336$ | $\$ 299,991$ | $7.45 \%$ |
| Median Sold Price | $\$ 323,500$ | $\$ 270,588$ | $19.55 \%$ |
| Units Sold | 34 | 32 | $6.25 \%$ |
| Avg Days on Market | 73 | 76 | $-3.95 \%$ |
| Avg List Price for Solds | $\$ 331,027$ | $\$ 309,480$ | $6.96 \%$ |
| Avg SP to OLP Ratio | $94.2 \%$ | $94.7 \%$ | $-0.51 \%$ |
| Ratio of Avg SP to Avg OLP | $93.9 \%$ | $94.8 \%$ | $-0.93 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 322,336$ | $\$ 299,991$ | $7.45 \%$ |
| Attached Units Sold | 0 | 0 | $0 \%$ |
| Detached Units Sold | 34 | 32 | $6.25 \%$ |

## 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 2020 | Jan 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 203 | 230 | $-11.74 \%$ |
| New Listings | 76 | 58 | $31.03 \%$ |
| New Under Contracts | 54 | 38 | $42.11 \%$ |
| New Pendings | 60 | 42 | $42.86 \%$ |
| All Pendings | 68 | 52 | $30.77 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 14 |
| Conventional | 17 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 2 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 4 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 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 | 1 | 1 | 1 | 0 |
| \$100K to \$124,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$125K to \$149,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 0 |
| \$150K to \$199,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 17 | 0 |
| \$200K to \$249,999 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 4 | 25 | 1 |
| \$250K to \$299,999 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 34 | 0 |
| \$300K to \$399,999 | 0 | 0 | 4 | 0 | 5 | 0 | 0 | 9 | 53 | 0 |
| \$400K to \$499,999 | 0 | 0 | 6 | 0 | 1 | 0 | 0 | 7 | 35 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 14 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 12 | 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 | 0 | 0 |
| Total | 1 | 0 | 25 | 0 | 7 | 0 | 1 | 34 | 197 | 1 |
| Avg Sold Price | \$127,000 | \$0 | \$329,362 | \$0 | \$359,767 | \$0 | \$80,000 | \$322,336 |  |  |
| Prev Year - Avg Sold Price | \$285,000 | \$0 | \$298,936 | \$0 | \$341,704 | \$0 | \$90,000 | \$299,991 |  |  |
| Avg Sold \% Change | -55.44\% | 0.00\% | 10.18\% | 0.00\% | 5.29\% | 0.00\% | -11.11\% | 7.45\% |  |  |
| Prev Year - \# of Solds | 1 | 0 | 24 | 0 | 6 | 0 | 1 | 32 |  |  |

